



## 10 Lllys Clark

Abermorddu, Caergwrlle, LL12 9AZ

£349,950



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## Entrance Hall

Entered via an opaque composite double glazed front door with side window. Radiator. Stairs rising to the first floor accommodation with light oak banister and white balustrades. Internal doors leading to the cloakroom/WC, living room, and open plan kitchen/dining/sitting room.

## Cloakroom

Fitted with a white two piece suite comprising dual flush low level WC and pedestal wash hand basin with tiled splashback. Radiator. Ceiling mounted extractor fan.

## Lounge

UPVC double glazed bay window to the front elevation. Two double panelled radiators. Wall mounted electric fire. Carpeted flooring. Ceiling light point.

## Open Plan Kitchen/Diner/Sitting Room

Fitted with a range of wall, drawer and base units with complementary work surfaces over incorporating a breakfast bar. Stainless steel 1.5 bowl sink unit with mixer tap set beneath the window. Integrated stainless steel double oven, five-burner gas hob with extractor hood above and tiled splashback, dishwasher, and base-level fridge and freezer. Recessed ceiling downlights. Double panelled radiator. UPVC double glazed window to the rear elevation.

Dining/ sitting area UPVC double glazed bay with integrated French doors opening onto the paved patio in the rear garden. Additional UPVC double glazed window to the rear elevation. Double panelled radiator.

## Utility Room

Composite double glazed door to the side elevation. Matching base unit with work surface incorporating stainless steel single drainer sink unit with mixer tap and tiled splashback. Space and plumbing for washing machine. Radiator. Tiled flooring.

## To the First Floor Accommodation

Loft access. Radiator. Built in cupboard housing Worcester pressurised hot water cylinder. Carpeted Flooring. Doors leading to all bedrooms and family bathroom.

## Principle Bedroom

UPVC double glazed bay window to the front elevation. Two radiators. Fitted gloss white wardrobes with stainless steel handles. Carpeted Flooring. Door to En-suite.

## En-Suite

UPVC double glazed window to the front elevation. Tiled shower enclosure with thermostatic shower, dual flush low level WC and pedestal wash hand basin with mixer tap. Double panelled radiator. Recessed ceiling downlights. Built-in shelved linen cupboard.

## Bedroom Two

UPVC double glazed window to the front elevation. Double panelled radiator. Carpeted Flooring. Built in double wardrobe with sliding mirrored doors.

## Bedroom Three

UPVC double glazed window to the rear elevation overlooking the garden. Carpeted Flooring. Double panelled radiator.

## Bedroom Four

UPVC double glazed window to the rear elevation. Double panelled radiator. Built-in double wardrobe with sliding doors, one with mirrored inserts.

## Family Bathroom

Modern white four-piece suite comprising tiled shower enclosure with thermostatic shower, panelled bath with mixer tap, dual flush low-level WC and pedestal wash hand basin with mixer tap. Part-tiled walls. Chrome heated towel rail. Recessed ceiling downlights. Extractor fan. UPVC double glazed opaque window to the rear elevation.

## Outside

To the front of the property you will find off road parking spaces and garage with slate chip gardens, which can also provide overflow parking if required. To the right hand side is a timber sleeper enclosed planted bed, while to the left hand side timber side access opens to the rear garden. Above the front door is a canopy storm porch with a courtesy light.

The landscaped rear garden features paved pathways, a patio area, lawn, and slate chip borders, all enclosed by a combination of timber fence panels and hedging. An external light and water supply are also provided.

## Garage

A single garage is accessible from the front via an up and over door. The garage benefits from power and lighting.

## Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Tel: 01978 353000

### Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Money Laundering Regulations

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Services

The agents have not tested the appliances listed in the particulars.

### Floor Plan

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

### Hours Of Business

Monday - Friday 9.15am - 5.00pm  
Saturday 9am - 4.00pm

### EPC Rating

C

### Council Tax Band

F



## Road Map



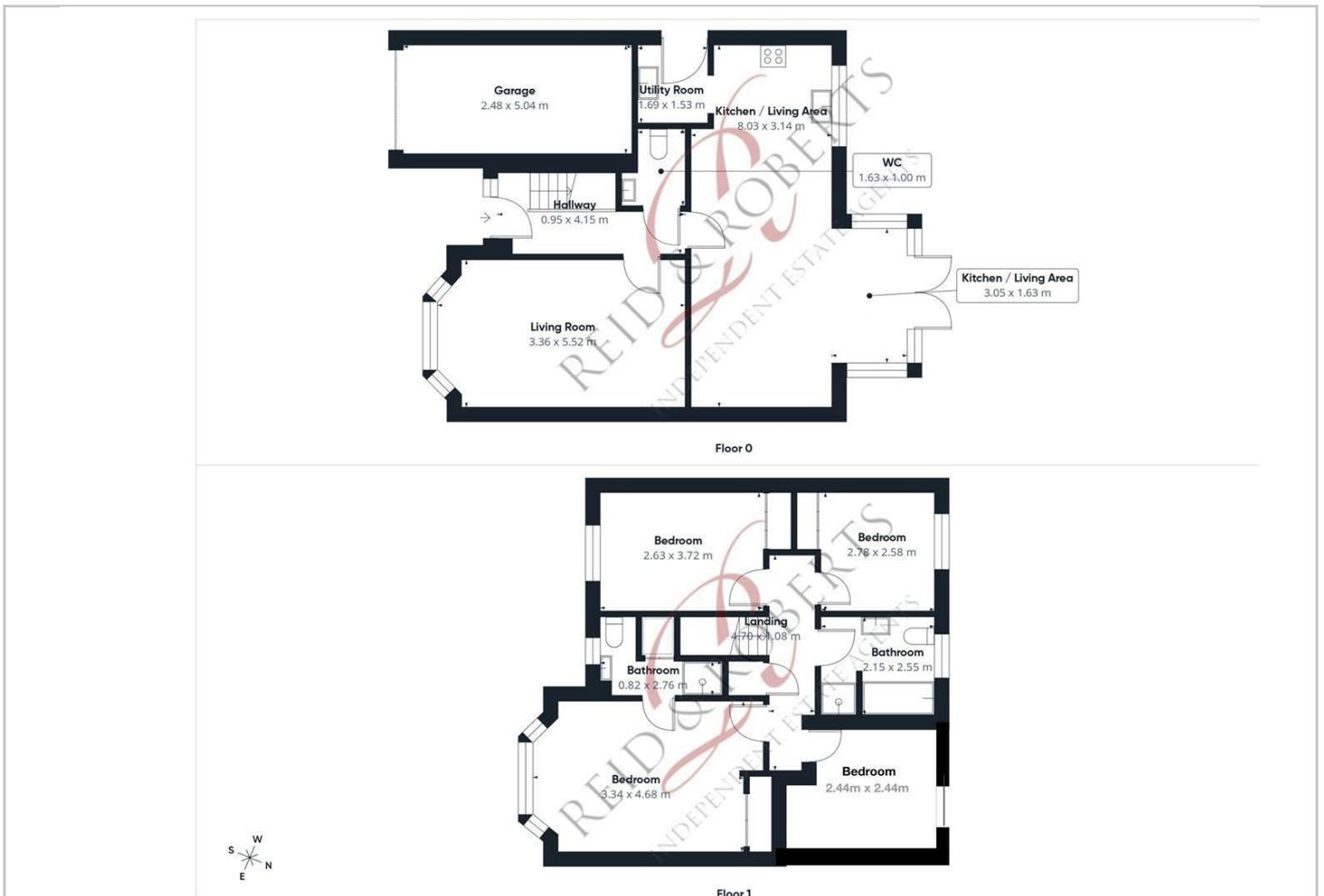
## Hybrid Map



## Terrain Map



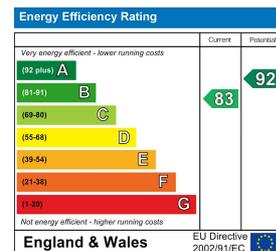
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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