



## 12 Brynydd

Wrexham, LL14 1HA

Chain Free £120,000



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## Entrance

The property is approached via a composite entrance door leading directly into the lounge.

## Lounge

11'6" x 11'7" (3.52m x 3.54m)

The lounge features a UPVC double glazed window to the front elevation, newly laid flooring, and a ceiling light point. Doors lead off to the bedroom and the kitchen.

## Kitchen

7'11" x 6'8" (2.43m x 2.05m)

The kitchen is fitted with a range of base units and benefits from a wall mounted boiler. There is an integrated Beko oven with a four ring gas hob above, space for fridge/freezer, void and plumbing for washing machine. Additional features include newly laid flooring, a UPVC double glazed window to the rear elevation, and a door providing access to the rear. A further door leads through to the wet room.

## Wet room

5'1" x 7'1" (1.55m x 2.18m)

The wet room comprises a walk in electric shower, low-level WC, and a wash hand basin. The room also benefits from non slip style flooring, commonly used in wet rooms, and a skylight window allowing for natural light.

## Bedroom

12'7" x 11'3" (3.84m x 3.43m)

The bedroom features a UPVC double-glazed window to the front elevation, a television point, newly laid flooring, and a ceiling light point.

## Outside

Externally, the property benefits from an easily maintained rear garden along with a patio area, while to the front there is an additional plot of land belonging to the property and a detached garage, providing useful outdoor and storage space.

## 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.

## 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.

## 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.

## 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.

Tel: 01978 353000

### 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.

### Services.

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

### Loans.

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

### Hours Of Business.

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

### Additional Information

COUNCIL TAX BAND B  
EPC RATING D

### Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

### DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.



## Road Map



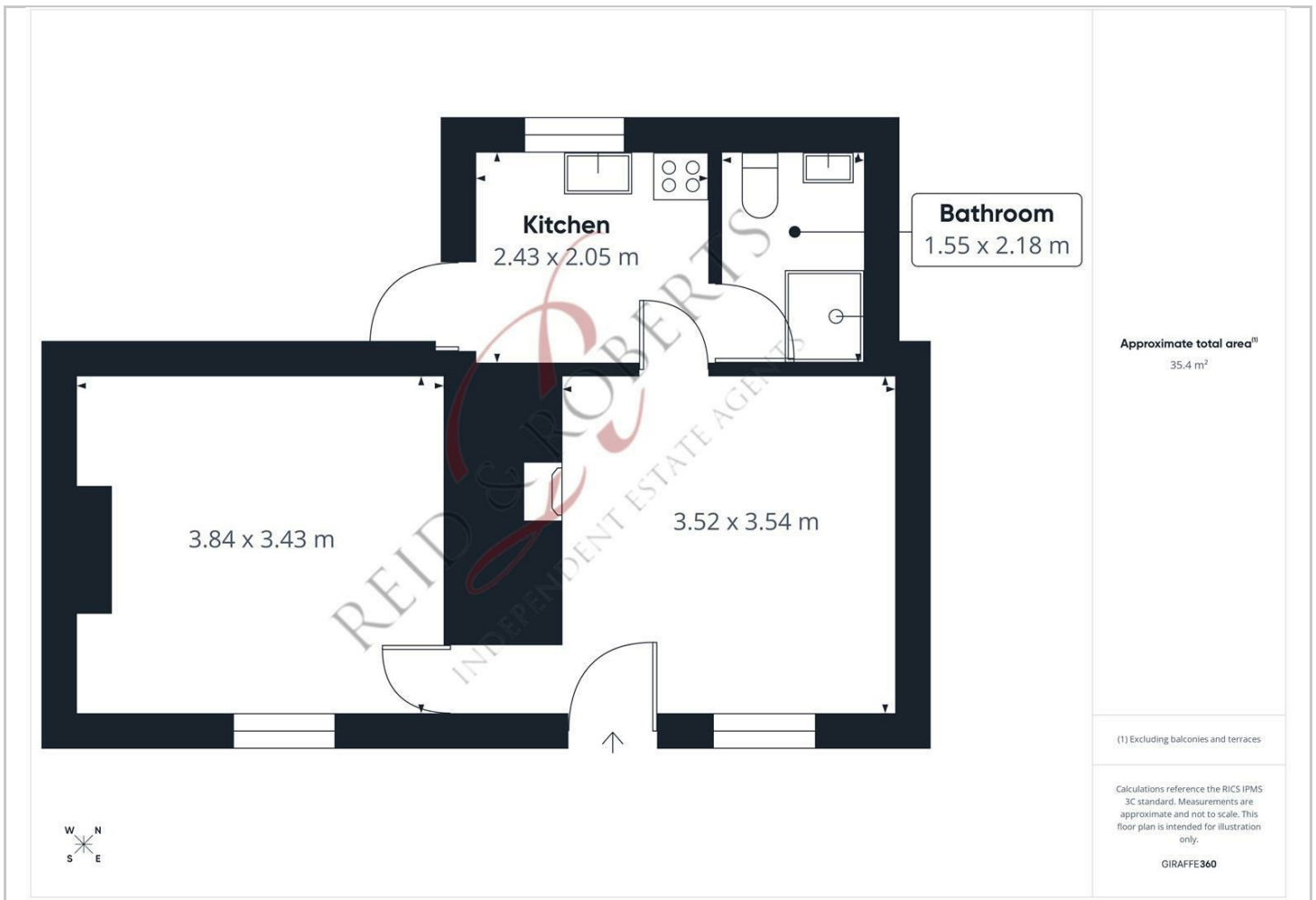
## Hybrid Map



## Terrain Map



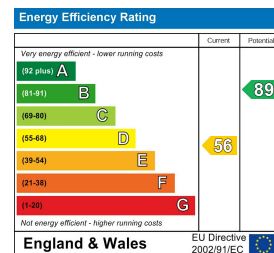
## Floor Plan



## 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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