REID & ROBERTS

INDEPENDENT ESTATE AGENTS

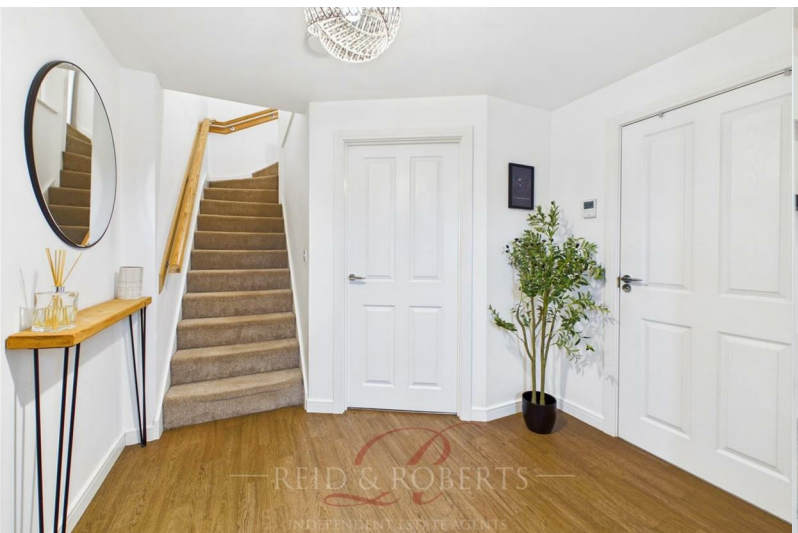


33 Oldham Gardens

Llay, Wrexham, LL12 0QD

£265,000

3 2 1 B





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Entrance Hall
Approached via composite entrance door opens into the entrance hall, which features vinyl flooring, stairs rising to the first floor accommodation, ceiling light point and double panel radiator. Doors lead off to the downstairs cloakroom, lounge and kitchen/diner.

Lounge
UPVC double glazed window to the side elevation. The room benefits from a double panel radiator, carpeted flooring and television point, together with useful under stairs storage cupboard with an internal light.

Downstairs Cloakroom
The cloakroom comprises tiled flooring, a low level flush WC and wash hand basin with mixer tap over. UPVC double glazed frosted window to the front elevation, ceiling light point and double panel radiator.

Kitchen/Dining Room
The open plan kitchen/diner is fitted with a range of high grey gloss wall, drawer and base units, with complementary worktop surfaces over. An integrated fridge/freezer, integrated 'Zanussi' oven with four ring gas hob and extractor fan over. Space for a washing machine and a one and a half stainless steel sink unit with mixer tap over.
Cupboard houses the 'Ideal' Logic combi boiler. Panelled radiator, vinyl flooring and feature ceiling light points. UPVC double glazed windows to both the front and side elevations, along with UPVC double glazed French doors opening onto the garden.

To the First Floor
Carpeted flooring, ceiling light point and double panel radiator, with doors leading to three bedrooms and the family bathroom. There is also access to the loft space.

Principal Bedroom
A spacious principal bedroom with carpeted flooring, ceiling light point and UPVC double glazed window to the side elevation. Double panelled radiator, with a door leading into the en-suite.

En-suite
Comprises non slip flooring and partially tiled walls, with a UPVC double glazed frosted window to the front elevation. Walk in shower with sliding doors and Mains 'Mira' shower, wash hand basin with mixer tap over and low level flush WC.

Bedroom Two
Another well proportioned bedroom with carpeted flooring, ceiling light point, UPVC double glazed window to the side elevation and double panel radiator.

Bedroom Three
Currently utilised as an office/study. Carpeted flooring, UPVC double glazed window to the side elevation, double panelled radiator, ceiling light point and television point.

Outside
Approached via steps from the pavement, the property benefits from an entrance canopy with outdoor lighting, providing shelter over the entrance door. The gardens extend to both sides of the property, with lawned areas and established hedging providing a pleasant degree of privacy. A gated pathway provides access through to the gardens, which are predominantly laid to lawn and enclosed by fencing to the boundaries.

Further to the side of the property, there is off road parking for two vehicles.

SERVICE CHARGE
£101.27 annual payment which is due January 2027

EPC Rating.
RATING B

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.

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.

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.

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

Tenure

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









Road Map



Hybrid Map



Terrain Map



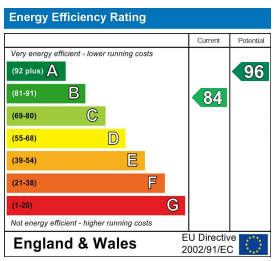
Floor Plan



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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