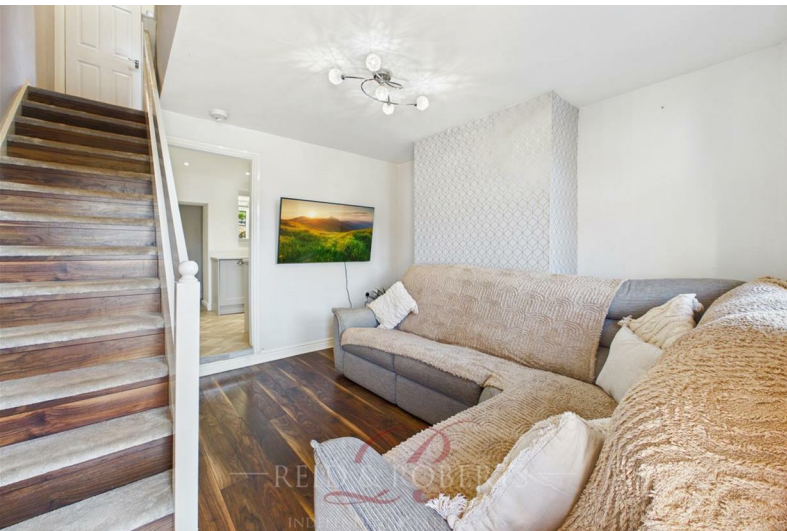




9 Quarry Road

Brynteg, Wrexham, LL11 6PE

Offers In The Region Of £145,000



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Entrance

The Front has been designed for ease of maintenance and features a paved patio seating area together with a pebbled section. The boundaries are enclosed by a combination of fencing and mature hedging. A useful external storage shed. Wooden Door into:

Lounge

A bright and welcoming reception room featuring wood effect laminate flooring, and a double panel radiator. A uPVC double glazed window and wooden door provide access to the garden, allowing plenty of natural light into the room. Further benefits include a television point, a useful understairs storage cupboard, and stairs rising to the first floor accommodation. Opening into:

Kitchen

Modern fitted kitchen featuring attractive tiled flooring and fitted with a range of wall, drawer and base units with complementary worktop surfaces over. There is a ceramic sink with a mixer tap, an integrated AEG electric oven with a four ring Zanussi induction hob and extractor hood over, an integrated microwave, fridge/freezer, and dishwasher. Further benefits include inset ceiling spotlights, a panel radiator, and a uPVC double glazed window to the rear elevation.

Main Bathroom

Three piece suite is fitted with tiled flooring and comprises a wash hand basin set within a vanity unit with a mixer tap, a low level WC, and a panelled bath with a mixer tap and mains fed shower over, featuring both a rainfall shower head and separate handheld attachment with shower screen. Additional features include a heated towel rail, inset ceiling spotlights, and a uPVC double glazed frosted window to the side elevation with a velux skylight window.

Rear Porch

UPVC double glazed door with side windows, the entrance porch features vinyl flooring, a ceiling light point, and plumbing and space for a washing machine. A wooden door which provides access to the main bathroom and opens into the kitchen.

Stairs to the First Floor

Landing

Carpeted flooring, the landing provides access to both bedrooms and the loft hatch. There is a useful built in storage cupboard housing the combi boiler, together with a ceiling light point.

Bedroom One

A well proportioned double bedroom featuring carpeted flooring, a double panel radiator, a ceiling light point, and a uPVC double glazed window to the front elevation. The room also benefits from a useful recessed dressing area with a fitted hanging rail, providing practical open wardrobe space.

Bedroom Two

Currently utilised as dressing area with carpeted flooring, a ceiling light point, radiator, and a uPVC double glazed window.

EPC Rating.

TBC

Council Tax Band.

Band B

Estimated cost

£1,795.80 per year

Local authority

Wrexham

Tel: 01978 353000

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.

Loans.

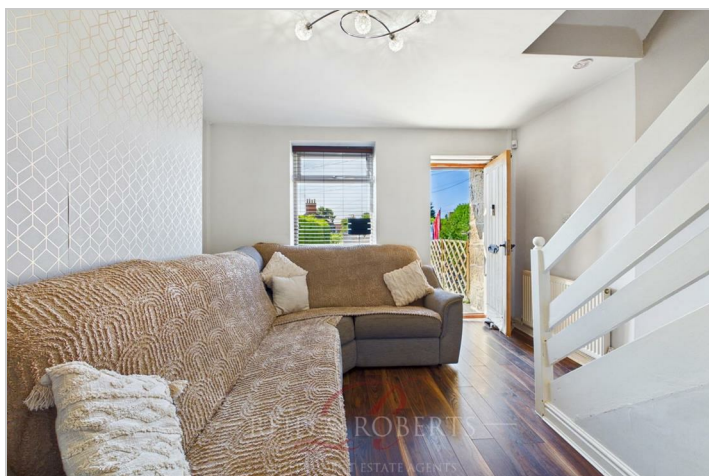
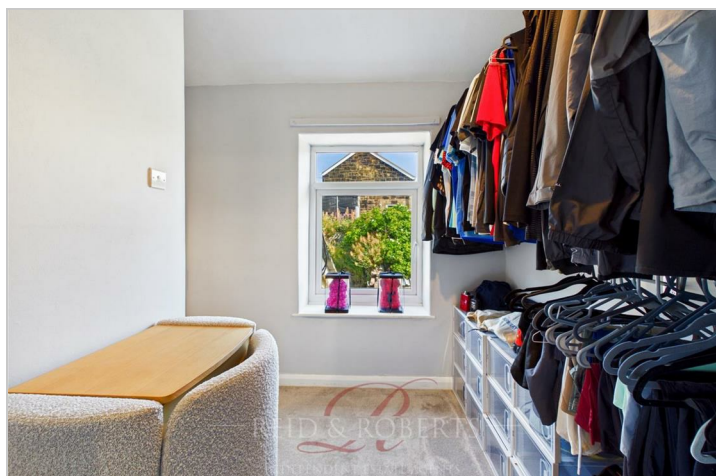
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Services.

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

Tenure

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



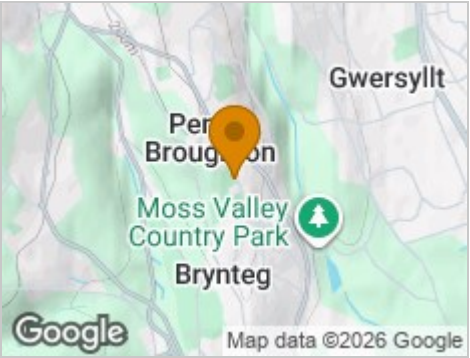
Road Map



Hybrid Map



Terrain Map



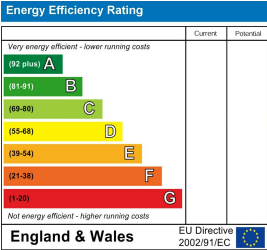
Floor Plan



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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