

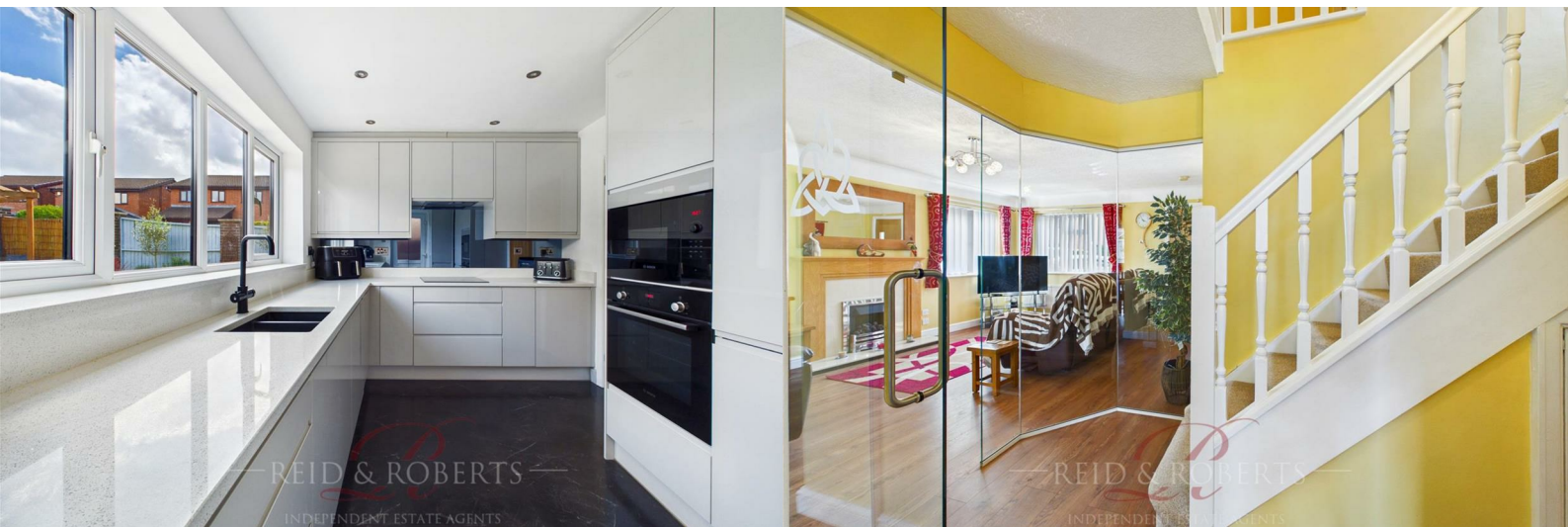


31 Daleside Avenue

Wrexham, LL12 7TQ

£345,000

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## To The Front

The property is approached via a spacious patterned tarmac driveway providing ample off-road parking for multiple vehicles. Situated within a pleasant residential location, the property benefits from a well-presented front aspect with mature hedging to the boundary and access leading to the rear garden.

## Entrance Hall

4'11" x 3'11" (1.51m x 1.20m )

The property is approached via a welcoming entrance hallway featuring vinyl flooring and oak internal doors leading through to the lounge and snug/office.

## Lounge

14'8" x 16'4" (4.48m x 5.00m )

A spacious and beautifully presented lounge featuring a striking glass wall and door opening into the entrance vestibule, creating a contemporary and stylish focal point. The room is centred around an attractive fireplace incorporating an inset living flame gas fire with marble surround and hearth, complemented by a timber mantel. Two double glazed windows allow for excellent natural light, with wood-effect flooring throughout. The lounge flows seamlessly through an open archway into the dining area, ideal for modern family living.

## Dining Area

11'6" x 8'7" (3.52m x 2.63m )

A bright and versatile dining space featuring wood-effect flooring and double glazed French doors opening onto the rear garden, allowing for an abundance of natural light and easy indoor-outdoor living.

## Snug/Office/Playroom/Bedroom

7'10" x 12'3" (2.41m x 3.74m)

A superb converted garage providing a highly versatile additional reception room. Ideal as a snug, home office, playroom, or potential fifth bedroom, the space benefits from two double glazed windows and wood-effect flooring, offering a bright and flexible living area.

## Hall Vestibule

10'9" x 3'3" (3.28m x 1.01m )

A striking feature space with glass wall and door providing a stylish entrance into the home. The vestibule gives access to the first-floor staircase and benefits from oak internal doors leading to the kitchen and downstairs cloakroom, with wood-effect flooring throughout.

## Kitchen

12'2" x 8'7" (3.71m x 2.64m )

A beautifully appointed contemporary kitchen fitted with a range of high-gloss wall, drawer, and base units with complementary lighting. Quartz work surfaces incorporate an inset one-and-a-half bowl sink with instant hot water tap. Integrated appliances include a fridge/freezer, dishwasher, electric oven, and microwave, along with a four-ring induction hob with smoked mirror splashback and extractor canopy above. Further features include modern vinyl flooring, a double glazed window overlooking the rear garden, and a door providing side access.

## Downstairs Cloakroom

2'7" x 6'0" (0.79m x 1.83m )

Fitted with a low-level WC and wash hand basin. The room features fully tiled walls, tiled flooring, and a double glazed window providing natural light and ventilation.

## Utility Room

9'4" x 4'3" (2.87m x 1.31m)

Accessed externally, this practical utility room is fitted with plumbing for a washing machine and provides space for a tumble dryer. A useful worktop offers additional preparation or folding space, complemented by a stainless steel sink and drainer. Finished with wood-effect flooring, this versatile space is ideal for laundry and household storage needs.

## First Floor Landing

6'2" x 9'0" (1.88m x 2.75m )

A spacious part-galleried landing featuring carpeted flooring, a double glazed window to the side elevation, access to loft space, and a useful built-in storage cupboard.

## Principle Bedroom

11'2" x 12'6" (3.41m x 3.82m )

A spacious principal bedroom featuring a double glazed window to the rear elevation, carpeted flooring, and ample space for furnishings.

## En-Suite.

6'3" x 6'9" (1.93m x 2.07m )

A modern and stylish en-suite shower room comprising a generous walk-in shower enclosure with dual rainfall and handheld shower heads, finished with contemporary wall panelling and slate-effect tray. Further benefits include a wash hand basin set within a vanity unit, low-level WC with concealed cistern, tiled flooring, and a double glazed window for natural light and ventilation.

## Bedroom Two

8'5" x 12'8" (2.57m x 3.88m )

A well-proportioned double bedroom featuring a double glazed window to the front elevation, providing excellent natural light. The room is finished with soft carpeted flooring, offering a comfortable and welcoming feel.

## Bedroom Three

8'11" x 7'1" (2.74m x 2.17m )

A well-presented bedroom featuring a double glazed window to the front elevation and carpeted flooring. The room benefits from a built-in wardrobe, providing useful and practical storage space.

## Bedroom Four

6'8" x 10'0" (2.04m x 3.06m)

A well-proportioned bedroom featuring a double glazed window to the front elevation and carpeted flooring, offering a bright and versatile space suitable for a variety of uses.

## Family Bathroom

6'2" x 8'9" (1.89m x 2.68m)

Beautifully appointed and finished to a high standard, the bathroom comprises a

Tel: 01978 353000

modern four-piece suite including a low-level WC with concealed cistern, a wash hand basin set within a contemporary vanity unit providing useful storage, a panelled bath for relaxed soaking, and a separate shower cubicle with dual rainfall and handheld shower heads. Further benefits include attractive tiled flooring, complementary tiling to key areas, and a double glazed window providing natural light and ventilation.

#### To The Rear

To the rear is an enclosed and well-maintained garden comprising a lawned area with paved patio seating spaces, ideal for outdoor dining and entertaining. The garden benefits from decorative planted borders, fenced boundaries offering a good degree of privacy, and a useful garden storage shed.

#### 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.

#### 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.

#### 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.

#### Services.

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

#### 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.

#### 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.

#### 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.

#### 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.



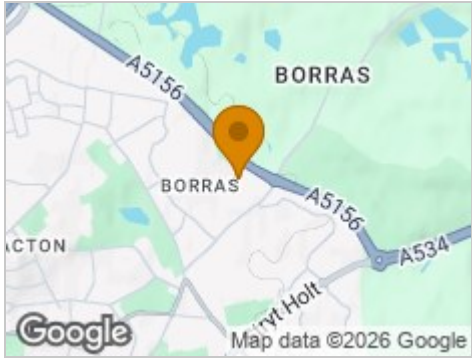
Road Map



Hybrid Map



Terrain Map



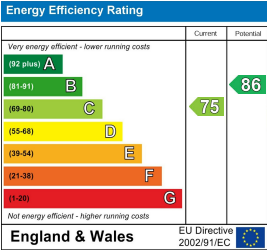
Floor Plan



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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