



## 11 Packsaddle Bank

Pentre Bychan, Wrexham, LL14 4FJ

£385,000





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## Entrance Hallway

Entered via the front door with doors to the downstairs WC, Lounge and Kitchen/Diner/Family room. Staircase rising off to the first floor.

## Lounge

13'4" x 18'7" (4.08m x 5.68m )

UPVC double glazed bay window to the front elevation, panel radiator. Television and internet points. Laminate flooring.

## Kitchen/Diner

24'11" x 12'9" (7.62m x 3.89m)

The contemporary fitted kitchen and dining area features a comprehensive selection of light grey high gloss base, wall, and drawer units, enhanced by worktop surfaces above. It includes a built-in double electric oven and integrated appliances such as a dishwasher and a larder-style fridge/freezer. The kitchen is equipped with an inset stainless steel 1 ½ bowl sink unit with a mixer tap and drainer, a panel radiator, and laminate flooring. Additionally, there is a UPVC double-glazed window and a UPVC patio door leading to the rear.

## Utility Room

5'2" x 5'10" (1.58m x 1.78m )

Fitted with matching units including a single drainer stainless steel sink unit inset into a double base unit and extended work surface, beneath which there is plumbing for a washing machine. and tumble dryer. Suspended wall cabinet. Wall mounted "Potterton" combination gas fired central heating boiler. Part double glazed security-style external door.

## WC

Fitted two piece white suite comprising a wall mounted wash hand basin with monobloc mixer tap attachment and a close coupled dual flush w.c. Radiator.

## Garage

8'9" x 16'11" (2.68m x 5.17m )

Fitted with a metal up and over door, electric light and power points and rear personal door, which is approached over a double length tarmac drive.

## First Floor Accommodation

### Landing Area

## Bedroom One

14'6" x 14'3" (4.44m x 4.35m )

The front features a UPVC double-glazed window equipped with plantation shutters, a panel radiator, a TV aerial point, and laminate flooring. A door provides access to

## En Suite

8'7" x 4'0" (2.62m x 1.23m )

Fitted three piece white suite comprising a 1200 mm low rise shower tray with sliding screen entrance door and mains thermostatic shower fitting, wall mounted wash hand basin and close coupled dual flush w.c. Tall chrome ladder radiator. Fully tiled walls. Inset ceiling lighting. Extractor fan. Shaver point.

## Bedroom Two

10'4" x 13'8" (3.17m x 4.17m )

UPVC double-glazed window to the front elevation equipped with plantation shutters, a panel radiator, a TV aerial point, and laminate flooring

## Bedroom Three

8'7" x 11'6" (2.62m x 3.52m)

UPVC double-glazed window to the rear elevation equipped with plantation shutters, a panel radiator, a TV aerial point, and laminate flooring

## Bedroom Four

10'5" x 7'8" (3.19m x 2.34m )

UPVC double-glazed window to the rear elevation equipped with plantation shutters, a panel radiator, a TV aerial point, and laminate flooring

## Bathroom

8'7" 7'8" (2.63m 2.34m )

Modern bathroom is fitted with a three piece white suite of a panelled bath, wash hand basin with mixer tap over, low level WC, modern brick style part tiled walls, laminate flooring, inset ceiling lights and double glazed frosted window to the rear elevation.

## Outside

### To the Front

Stepped access to the side of the lawned front garden with side access that leads to the rear gardens.

### To the Rear

To the rear of the property there is an enclosed garden with patio area

and raised garden with artificial lawned area. There is access to the rear and side of the property where you will find parking, car port and access to the garage.

### Directions

For satellite navigation use the post code LL14 4FJ. Leave the A483 town by pass at junction 3 Croesfoel roundabout by Starbucks. Take the exit for Johnstown/Rhos. Proceed for about 400 yards then turn right into Packsaddle Bank. Follow the roadway to the right hand end of the cul-de-sac when the driveway and rear pathway leading to No. 11 will be seen in the left hand corner.

### 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.

### 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.

### 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

### 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.

### Council Tax Band.

COUNCIL TAX BAND F





Road Map



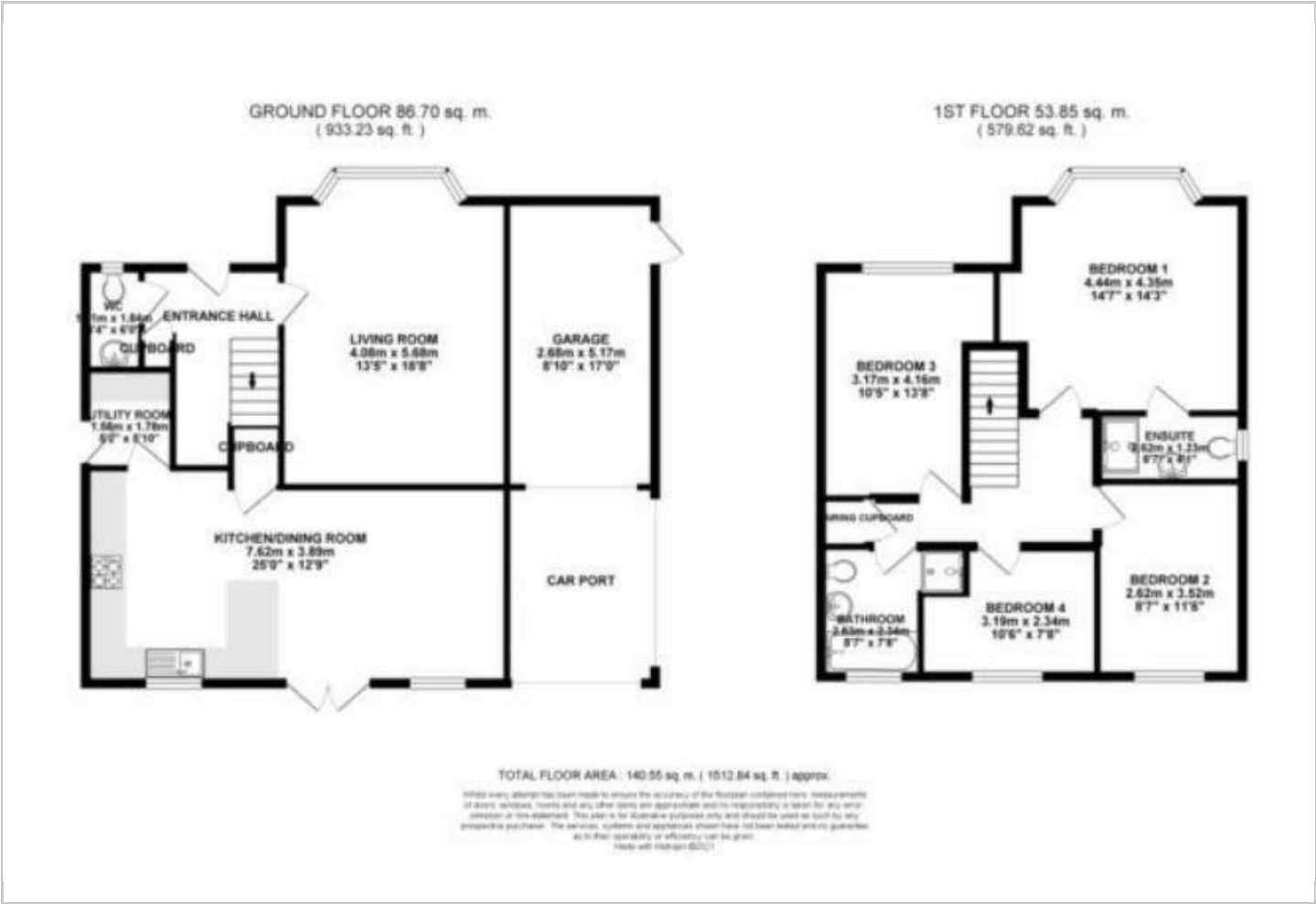
Hybrid Map



Terrain Map



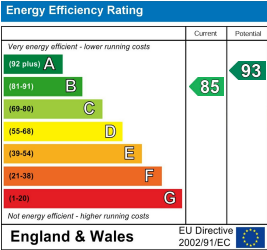
Floor Plan



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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