



## 8 Rhosrhedyn

Southsea, Wrexham, LL11 6PR

Offers Over £140,000



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## To The Front

The front of the property is approached via steps and a gated entrance leading to a lawned area. A pathway with handrail provides access to the UPVC entrance door as well as to side access, which leads through to the rear garden. Wall mounted lights. The boundary is enclosed by fencing.

## Entrance Hall

5'10" x 10'3" (1.79 x 3.14m)

Entered via a UPVC front door, the hallway comprises carpeted flooring, ceiling light point, double panel radiator, and stairs rising to the first-floor accommodation. Doors provide access to the lounge, kitchen, and dining room.

## Lounge

10'9" x 16'10" (3.3 x 5.15m)

A bright and comfortable reception room featuring carpeted flooring, single panel radiator, ceiling light point, gas fire, and UPVC double glazed windows to both the front and rear elevations allowing for plenty of natural light.

## Kitchen

17'3" x 6'4" (5.28 x 1.95m)

Finished with vinyl flooring and fitted with wall and base units, the kitchen offers space for a washing machine, tumble dryer, oven, fridge freezer, and dishwasher. Further features include a stainless steel sink with separate hot and cold taps, tiled splashbacks, double panel radiator, two ceiling light points, two UPVC double glazed windows to the rear elevation, and a UPVC rear door with frosted glazing. Door leading through to the dining room.

## Dining Room

10'11" x 8'10" (3.34 x 2.70m)

Featuring carpeted flooring, ceiling light point, single panel radiator, and UPVC double glazed window to the front elevation. Provides ample space for a dining table and offers access through to the kitchen.

## Landing

5'11" x 2'11" (1.81 x 0.90m)

With carpeted flooring, ceiling light point, loft access, and doors leading to all bedrooms and the wet room.

## Bedroom One

10'11" x 13'6" (3.34 x 4.14m)

A generously sized bedroom with carpeted flooring, ceiling light point, double panel radiator, and UPVC double glazed window to the front elevation. Benefits from two separate storage cupboards, one of which houses the boiler.

## Bedroom Two

14'0" x 8'11" (4.28 x 2.73m)

Carpeted flooring with UPVC double glazed window to the front elevation, panelled radiator, ceiling light point, and a recess providing space for built-in storage.

## Bedroom Three

10'11" x 6'3" (3.35 x 1.93m)

Carpeted flooring, ceiling light point, and UPVC double glazed window to the rear elevation.

## Wet Room

10'7" x 4'3" (3.23 x 1.31m)

Appointed with vinyl flooring and designed as a wet room, comprising a low-flush WC, wash hand basin with separate hot and cold taps, electric heater, and shower area. The layout provides adaptability, and the room further benefits from a ceiling light point and UPVC double glazed frosted window to the rear elevation.

## To The Rear

The rear garden is mainly laid to lawn with a concrete pathway leading to a rear access gate. The garden features a patio area with steps rising to a further lawned section, along with established shrubs and hedging and wall mounted lights. A useful storage shed is included, and there is access around to the front elevation, with fencing enclosing the garden for privacy.

### 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.

### Services.

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

### Loans.

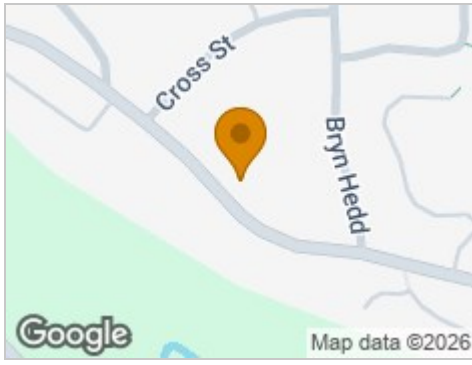
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### Hours Of Business.

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



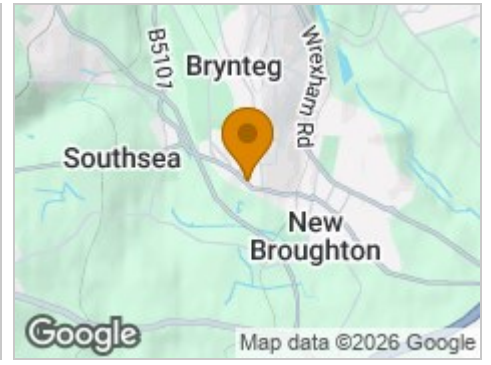
## Road Map



## Hybrid Map



## Terrain Map



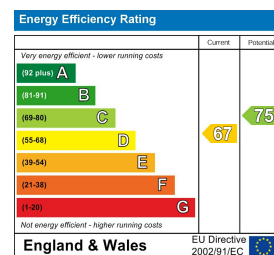
## Floor Plan



## 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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