REID & ROBERTS

INDEPENDENT ESTATE AGENTS



27 New Road

Brynteg, Wrexham, LL11 6PD

£255,000

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Accommodation Comprises
To the front of the property, there is a welcoming lawned garden with off-road parking for multiple vehicles. Two metal gates provide access to the property, with a concrete pathway leading towards steps that rise to the entrance door and beyond to the rear entrance gate.

Entrance Hallway
The entrance hall welcomes you into the property and features carpeted flooring, a single-panelled radiator and a ceiling light point. Stairs rise to the first-floor accommodation, with doors leading off to the lounge and the second reception room, currently used as a dining room.

Lounge
The lounge features carpeted flooring, a ceiling light point and a double-panelled radiator. A decorative marble fire surround with mantelpiece provides an attractive focal point within the room. A UPVC double-glazed window to the front elevation allows natural light to flow through, while a step leads up towards the kitchen, with a connecting door providing access.

Kitchen
The kitchen features vinyl flooring, which transitions to tiled flooring, and offers a range of wall, base and drawer units providing ample storage. There is an integrated oven with a four-ring hob above and an extractor fan, alongside space for a washing machine, tumble dryer and fridge freezer. A breakfast bar provides additional seating space, complemented by a single panelled radiator. Further benefits include two UPVC double-glazed windows on both side elevations, useful understairs storage and doors leading to the rear porch and lounge.

Rear Porch
The rear porch benefits from vinyl flooring and wood panelling to the walls, with a ceiling light point and electricity. A UPVC double glazed window to the side elevation provides natural light, while a UPVC door offers convenient access to the rear garden.

Second Reception Room / Dining Room
A spacious and well presented second reception room, featuring newly fitted carpet, a double-panelled radiator and a UPVC double glazed window to the front elevation. The room retains an attractive open fireplace feature with a decorative beech wooden mantle, adding character to the space. This provides an attractive focal point, including the Italian slate hearth. Further benefits include the matching ceiling and wall mounted lights, making this a versatile room ideal for use as a dining room or additional reception space

Landing
The carpeted landing benefits from a ceiling light point, a single-panelled radiator and loft access. A UPVC double-glazed window to the front elevation provides lovely views. The landing provides access to the first and second bedrooms to the left, with the third bedroom, separate WC and bathroom located straight ahead from the top of the stairs.

Bedroom One
The main bedroom features carpeted flooring, a ceiling light point and a single-panelled radiator. A UPVC double-glazed window to the front elevation enjoys lovely views.

Bedroom Two
Bedroom two benefits from carpeted flooring, a ceiling light point and a single-panelled radiator, with a UPVC double glazed window to the front elevation also enjoying lovely views.

Bedroom Three
Bedroom three benefits from carpeted flooring, a single-panelled radiator and a UPVC double-glazed window to the side elevation. The room also features a storage cupboard housing the hot water tank.

Bathroom
The bathroom comprises a panelled bath with separate hot and cold taps, a shower attachment and a shower screen over. There is also a wash hand basin, a single-panelled radiator and useful storage space. The room is fully tiled and benefits from carpeted flooring and a frosted UPVC double-glazed window to the side elevation.

Separate WC
The separate WC comprises a low-flush WC and a wash hand basin with separate hot and cold taps, complemented by splashback tiling. The room also benefits from carpeted flooring, a single-panelled radiator, a wall-mounted light and a frosted UPVC double-glazed window to the rear elevation.

Rear Garden
The elevated rear garden is accessed via a side pathway and is mainly laid to lawn, offering a good degree of privacy. A designated seating area positioned in the far corner provides the perfect spot to relax and enjoy the surrounding views. The garden also benefits from an additional enclosed area with a bricked surface, offering versatile space for a range of uses. Further access is available to the additional storage room, providing added convenience and functionality.

Council Tax Band.
D

EPC Rating.
F

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.

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.

Hours Of Business.
Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

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

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.

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

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

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.

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.









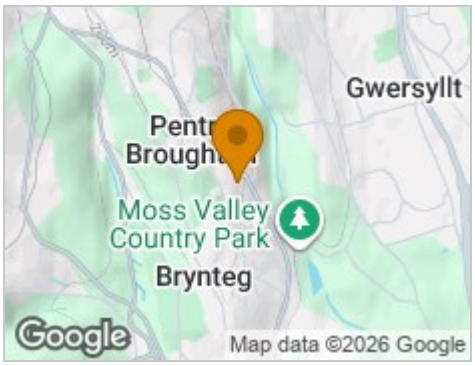
Road Map



Hybrid Map



Terrain Map



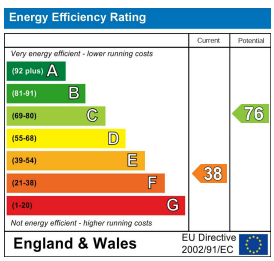
Floor Plan



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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