REID & ROBERTS

INDEPENDENT ESTATE AGENTS



12 Heol Kenyon

Johnstown, Wrexham, LL14 2BD

Chain Free £130,000

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To The Front
To the front of the property is a lawned garden with pathway leading to the entrance door. Vehicle gates provide access to the off-road parking area, while a gate leads through to the rear garden.

Entrance Hall
6'10" x 13'3" (2.09m x 4.06m)
The property is approached via a UPVC entrance door leading into the entrance hallway. The hallway features tiled flooring, a UPVC double glazed window to the rear elevation allowing for natural light, and stairs rising to the first-floor accommodation. Doors lead through to the sitting room and dining room.

Living Room
10'10" x 10'5" (3.32m x 3.19m)
Featuring a UPVC double glazed window to the front elevation allowing for natural light.

Lounge
10'11" x 13'2" (3.33m x 4.02m)
A spacious living room featuring a UPVC double glazed window to the front elevation and a contemporary gas fire with complementary surround creating an attractive focal point within the room. The room also benefits from a useful storage cupboard.

Kitchen
14'7" x 6'9" (4.45m x 2.07m)
The kitchen is fitted with a range of wall and base units with complementary worktop surfaces over, incorporating a stainless steel sink and drainer unit. Appliances include a single oven with gas hob and extractor fan above. Additional features include laminate flooring, useful storage cupboard, and a UPVC external door providing side access.

Dining Room
6'10" x 10'3" (2.10m x 3.14m)
The dining room features a UPVC double glazed window to the rear elevation, useful storage cupboard, and doors leading through to the kitchen and living room.

Downstairs W.C
2'7" x 2'11" (0.80m x 0.89m)
Fitted with a low-level WC, tiled flooring, and a UPVC double glazed window to the side elevation.

First Floor Accommodation
6'11" x 8'6" (2.11m x 2.60m)
The landing benefits from a UPVC double glazed window to the rear elevation allowing for natural light, with doors leading off to the three bedrooms and shower room.

Bedroom One
10'11" x 12'0" (3.33m x 3.68m)
A spacious double bedroom featuring a UPVC double glazed window to the front elevation and storage cupboard housing the ‘Glow Worm’ gas combination boiler.

Bedroom Two
10'11" x 11'11" (3.33m x 3.65m)
A double bedroom featuring a UPVC double glazed window to the front elevation, useful storage cupboard, and original feature fireplace.

Bedroom Three
6'11" x 10'7" (2.12m x 3.24m)
Featuring a UPVC double glazed window to the rear elevation and useful storage cupboard.

Shower Room
7'1" x 5'3" (2.18m x 1.62m)
The modern shower room is fitted with a generous walk-in shower enclosure, wash hand basin, and low-level WC set within a vanity unit. Additional features include tile effect flooring, aqua panel splashbacks, contemporary vertical radiator, and a UPVC double glazed window to the rear elevation.

To The Rear
The rear garden enjoys a patio seating area alongside a lawned section, timber garden store, and enclosed fencing to the boundaries.

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

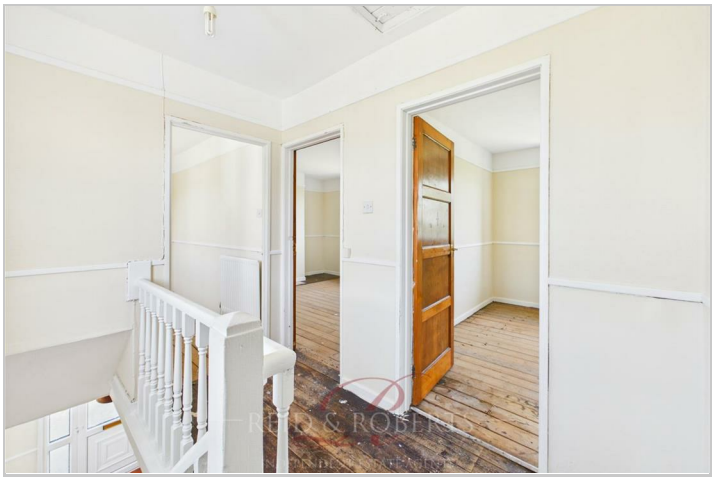
Tenure

Heol Kenyon are likely Airey houses — a type of prefabricated, precast concrete construction system built in the UK mainly post-WWII, using concrete columns/panels rather than standard brick. Airey is one of the construction types, PLEASE DO SEEK MORTGAGE ADVICE.

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



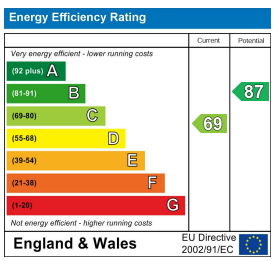
Floor Plan



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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