



## 6 Tai Gwynedd King Street

Cefn Mawr, Wrexham, LL14 3RF

£137,000





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## Entrance

Upvc double glazed entrance door to hall.

## Hall

The flooring in this home features a classic wood style, adding warmth and character to the space, panel radiator. A staircase leads to the first floor, offering easy access to the upper level of the home.

## Sitting Room

3.45m x 2.87m

Upvc double glazed window to front with radiator under.

## Lounge

12'11" x 11'3" max (3.94m x 3.45m max)

The rear of the property boasts a modern Upvc double glazed window, allowing ample natural light to flood the room. The wood style flooring seamlessly continues from the previous area, creating a cohesive and stylish look throughout. A standout feature in the room is the elegant fireplace, complete with a slate style hearth and a living flame coal effect electric fire, white colonial style door leads to the stairs that take you to the lower level, creating a seamless transition between the different areas of the property.

## Lower Level

### Kitchen/Breakfast Room

14'0" x 12'9" max including stairs (4.27m x 3.89m max including stairs)

The rear porch or lean-to features a modern Upvc double glazed window, allowing ample natural light to filter through. The kitchen area boasts a stylish range of glossy white base and wall units, complemented by dark mottled effect work surfaces. stainless steel single drainer sink unit. The walls are partially tiled, adding a touch of elegance to the space. For those who enjoy cooking with gas, a dedicated cooker point is available. Additionally, there is a storage cupboard located under the stairs, providing a practical solution for keeping belongings organized. radiator. Access to the rear porch or lean-to is provided through an Upvc double glazed door. From here, doors lead to both the shower room and the utility/WC, offering convenience and functionality.

## Utility / WC

3.15m x 2.84m

The available space in the room is designed to accommodate both a washing machine and plumbing fixtures such as a washbasin and WC. This thoughtful design ensures that the room is both functional and efficient, providing all the necessary amenities for daily use.

## Shower Room

The spacious step-in shower. The walls are meticulously tiled from floor to ceiling. Additionally, the presence of an extractor fan ensures proper ventilation,

## Rear Porch / Lean to

(12'11" x 5'4" ((3.96m x 1.65m )

The rear of the property features windows and a UPVC double glazed patio door.

## First Floor

### Landing

As you step onto the landing, you are greeted by the elegance of white colonial-style doors leading to bedroom 1 and 2.

### Bedroom One

12'11" x 11'3" max (3.94m x 3.43m max)

Enjoy breathtaking views of Llangollen through the Upvc double glazed window located at the rear of the property. storage cupboard that houses the Ideal gas Combi boiler, Additionally, there is a built-in storage cupboard, offering ample space to keep belongings organized and out of sight.

### Bedroom Two

11'3" x 8'7" max (3.45m x 2.64m max)

A double glazed UPVC window is situated at the front of the room, allowing natural light to filter through while providing insulation. Adjacent to the window is a radiator, A sliding door leads to the bathroom, offering privacy and convenience.

## Outside

To the rear, Shared pedestrian access with a gated entry leading to the garden beyond, which is predominantly laid to lawn. Additionally, there is a patio/seating area. Far reaching views

Tel: 01978 353000

To the front the property features gated entry and a low brick boundary.

### Additional Notes

Vendor informs: Kitchen has been refurbished and had a new damp course over 12 months ago. The property has had a new roof over 2 years ago.

### 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.

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### 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.

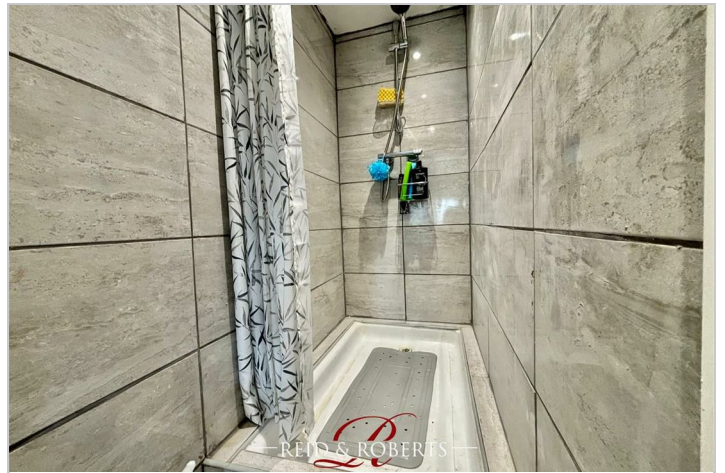
### Floor Plan.

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.

### Hours Of Business.

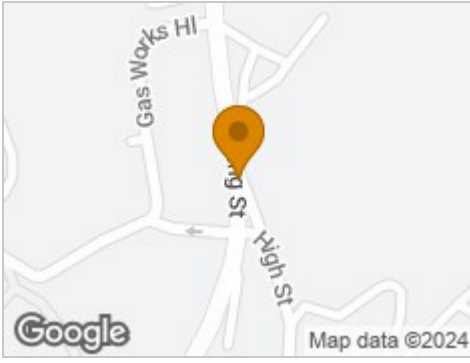
Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm





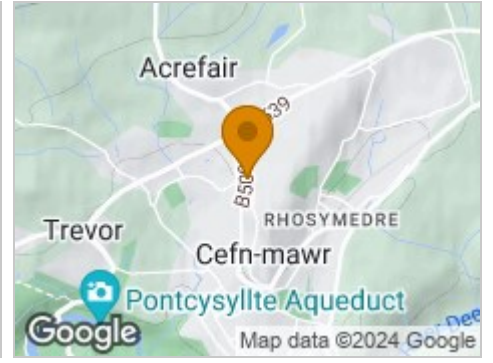
## Road Map



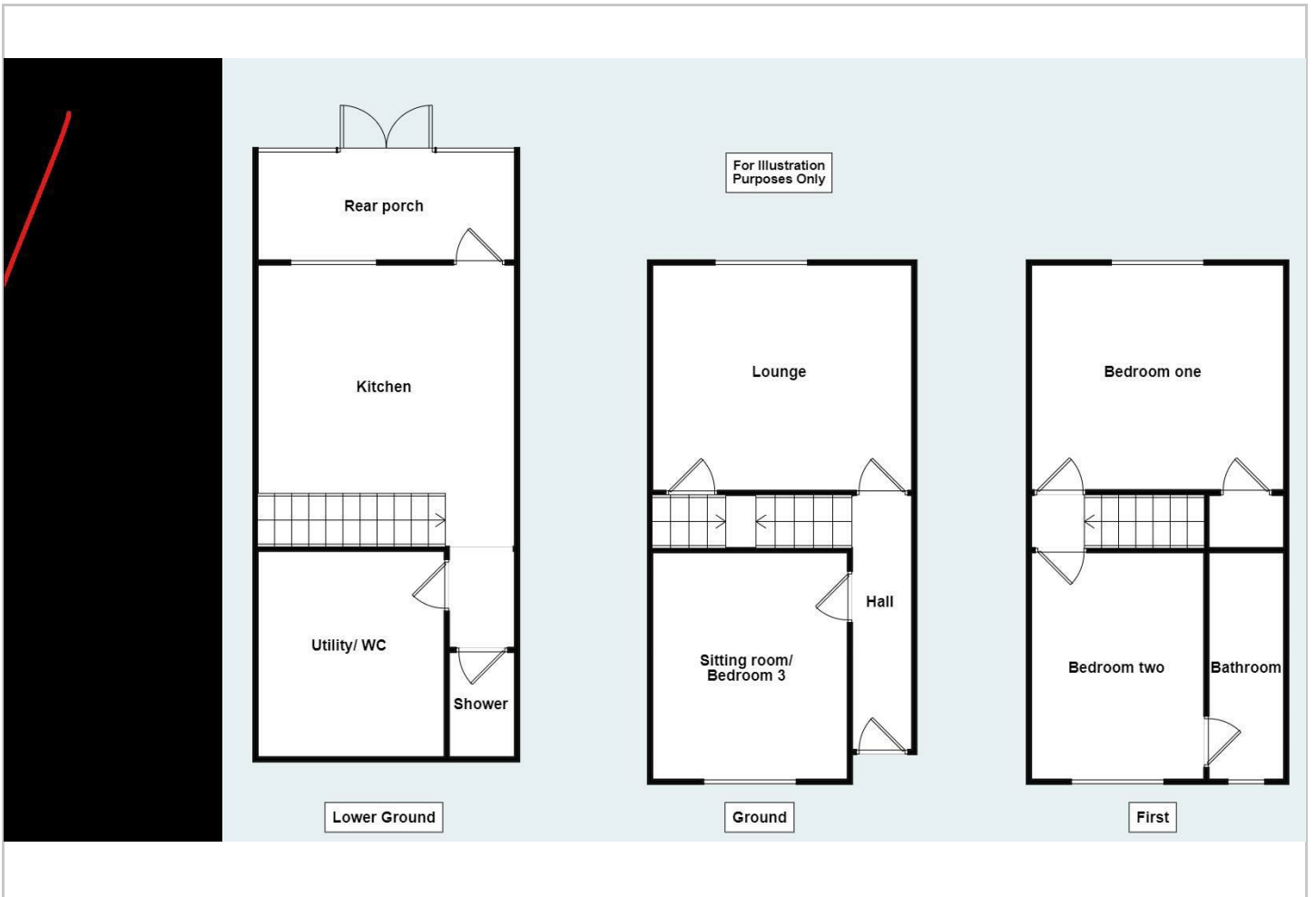
## Hybrid Map



## Terrain Map



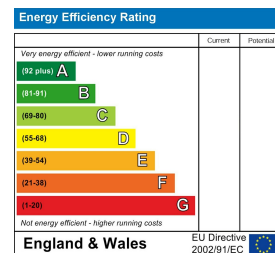
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.