



3 Maelor House King Street

Acrefair, Acrefair, LL14 3RH

Chain Free £135,000



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Communal Ground Floor Entrance

Steps lead up to the Communal Door. Stairs lead to the Front Entrance,

Entrance Hall

4.53m x 2.04m

Approached through a panelled door. Laminate timber effect flooring. Smoke alarm. panel radiator. Intercom to front door. Central heating thermostat. Under-stair store cupboard. Double doors to:

Living Room/Dining Room

5.90m x 3.14m

A light and airy room with two double glazed windows to the side elevation, Laminate effect flooring. Two panel radiators. Open plan to:

Separate Lounge/No. One Bedroom

11'6" x 11'4" (3.52m x 3.47m)

Double glazed window. Laminate effect flooring. Panel radiator. Television aerial point. (bedroom which is currently being utilised as a lounge.

Kitchen

10'1" x 6'11" (3.08m x 2.13m)

Fitted with a range of wall, drawer and base units comprising with granite effect work top surfaces over, stainless steel single drainer sink breakfast bar. Space for upright fridge/freezer. Space with plumbing for an automatic washing machine. Built-in electric oven and grill with stainless steel four-ring gas hob above. Stainless steel cooking splash-plate having fitted cooker hood over. Tiling to work areas. Wine-rack. Ceiling spot-lights. Sky light, under-lighting to wall cabinets.

Bedroom Two

4.16m x 3.43m

Double glazed window. Laminate effect flooring. panel radiator. door leading into

En-Suite Shower Room

1.93m x 1.14m

Fitted with a three piece white suite having chrome finished fittings comprising a close flush w.c., wall mounted wash hand basin and shower tray with glazed cubicle and mains powered thermostatic shower. Tiled to shower and wash basin areas. Extractor fan. Strip-light with built-in electric shaver point. Ceiling spot-lights.

On The Second Floor:

Landing

Velux window. Smoke alarm.

Council Tax B

The property is valued in band "B".

Bedroom Three

2.74m x 2.61m

Two Velux windows, laminate flooring. panel radiator. recess for storage. Cupboard containing the wall mounted "Pro" gas fired combination boiler.

Bedroom Four

3.62m x 3.24m

Velux window. Laminate effect flooring. panel radiator.

Outside:

The property has the benefit of designated parking for 2 vehicles.

Tenure

The property is held on the balance of a long-leasehold interest for a term of 125 years from the 28th January 2011 with a Ground Rent payable (for the first 25 years) of £150.00 per annum. In addition to the above there is a Service Charge payable in the proportions of a one-quarter share of the costs

incurred to the property by the Management Company together with the same proportion levied for buildings insurance.

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.

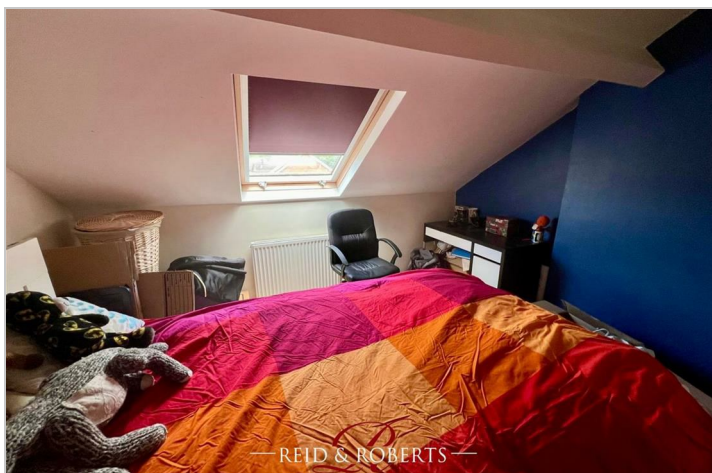
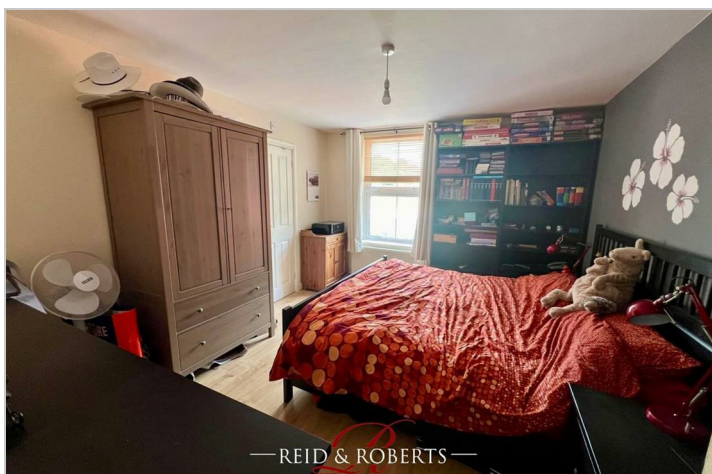
The agents have not tested the appliances listed in the particulars.

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



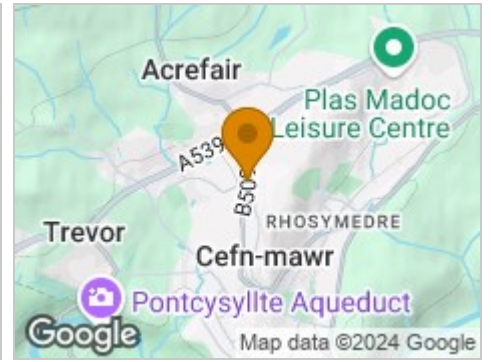
Road Map



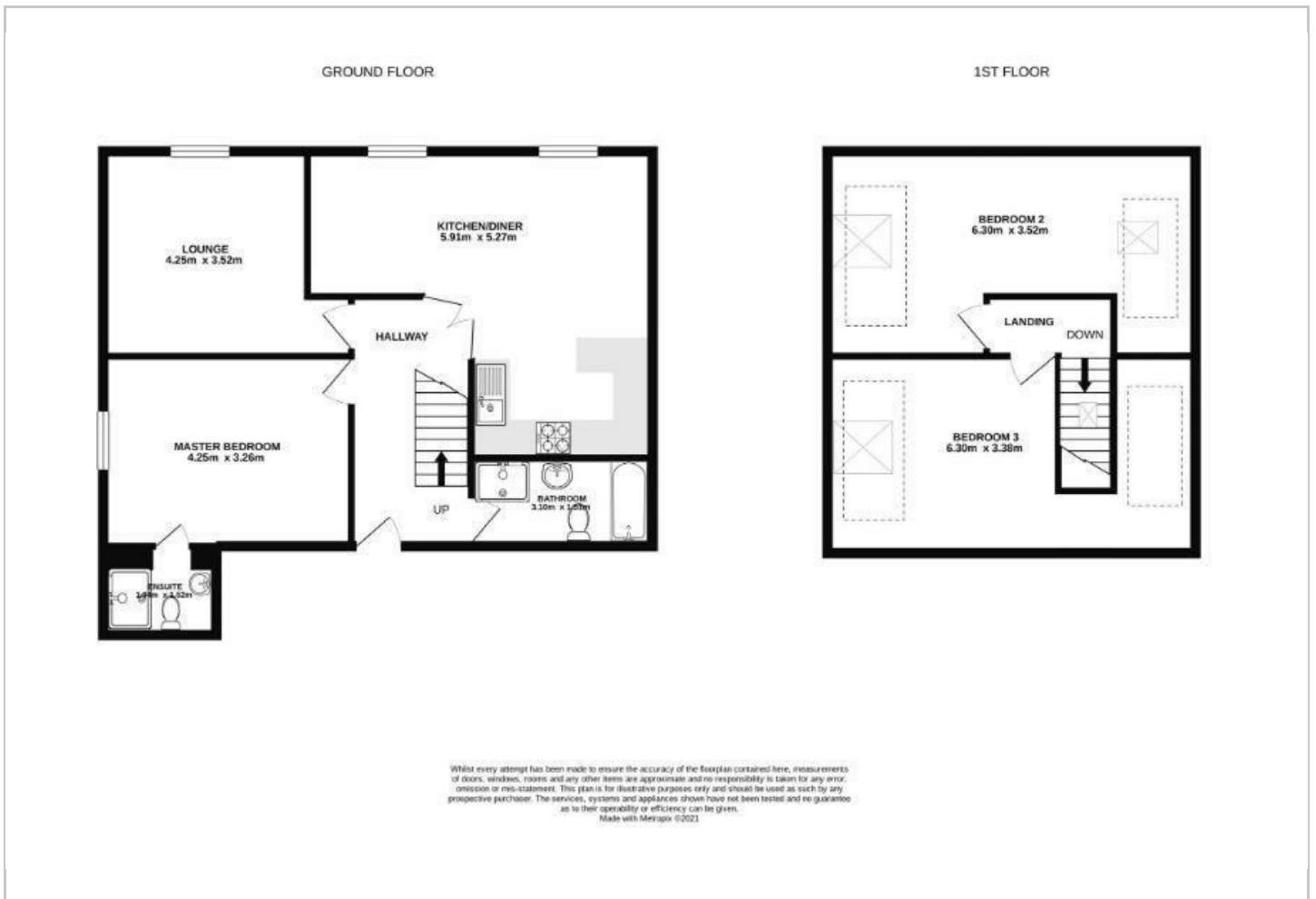
Hybrid Map



Terrain Map



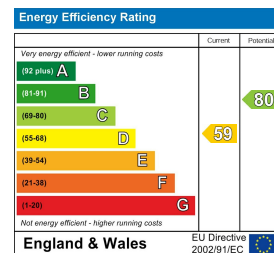
Floor Plan



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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