Asking Price £169,950

3 Bedrooms 1 Bathroom

5 Kynaston Place, Cefn Mawr,
Wrexham LL14 3PT

BOWEN

PROPERTY SINCE 1862

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General Remarks

Offered for sale with NO ONWARD CHAIN this three bedroom house is neutrally decorated throughout and occupies a cul-de-sac location. The property is well-proportioned throughout, especially the dual aspect living room which is over 19 foot long and benefits from double glazed windows throughout and a combination boiler. Internally the living accommodation briefly comprises an entrance hallway, living room, kitchen, landing, main bedroom, two further bedrooms and a family bathroom with a white suite. An early viewing is advised.

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door to the front elevation. Radiator. Wood-effect flooring.

Living Room: 19' 4'' x 12' 5'' (5.90m x 3.79m) PVCu double glazed windows to the front and rear elevations. Two radiators. Fire recess with inset electric fire. Coved ceiling.

Kitchen: 21' 7'' x 9' 2'' (6.58m x 2.79m) maximum. PVCu double glazed windows to the front and rear elevations. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit. Integral gas hob. Cooker hood. Integral electric oven. Space for fridge freezer. Space for tumble dryer. Plumbing for washing machine. Radiator. Wood-effect flooring. Wall tiling.

On The First Floor:

Landing: Attic hatch.

Bedroom 1: 15' 9'' x 9' 9'' (4.79m x 2.98m) Two PVCu double glazed windows to the front elevation. Radiator.

Bedroom 2: 13' 11'' x 9' 3'' (4.23m x 2.83m) maximum. PVCu double glazed window to the rear elevation. Radiator. "Ideal" combination boiler.

Bedroom 3: 11' 9'' x 6' 3'' (3.59m x 1.91m) PVCu double glazed window to the front elevation. Radiator.

Bathroom: 8' 1'' x 5' 5'' (2.47m x 1.65m) Three PVCu double glazed windows to the rear elevation. White three piece suite comprising a panelled bath with electric shower over, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Wood-effect flooring.

Outside: Externally there is a lawned garden to the front of the property together with some hard standing. The rear garden combines a decked entertaining space leading off the kitchen with a grassed section beyond.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Ideal" gas-fired boiler situated in Bedroom 2.

Directions: For satellite navigation purposes use the post code LL14 3PT. Proceed north on the A483 and come off at the Ruabon junction. At the first roundabout take the third exit and go under the by-pass and straight over at the next roundabout. At the Aldi roundabout take the second left onto the B5605 towards Rhosymedre and Newbridge. Follow the road ahead for approximately 1.5 miles and then turn right into Plas Kynaston Lane. Go under the bridge and turn left into Coronation Street and then right into Kynaston Place and the property will be found on the right-hand side of the cul-de-sac.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 62|D.

Council Tax Band: The property is valued in Band "C".

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