



## 2 Queen Villas Queen Street

, LL14 3BG

£165,000



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## Entrance Hall

Upvc double glazed door and window to the front elevation, laminate flooring, cupboard housing electric meter, stairs leading to upper floor. door leading into the lounge.

## Lounge

16'8" x 9'2" (5.10m x 2.81m )

A well-presented reception room featuring carpeted flooring, ceiling light point, electric fire, and TV aerial. UPVC double glazed windows to both the front and rear elevations allow for excellent natural light. Additional benefits include a useful under-stairs storage cupboard and a double panel radiator.

## Landing Area

Carpeted flooring with ceiling light point, storage cupboard, UPVC double glazed window to the front elevation, and doors leading to the shower room. Stairs descend to the lower floor.

## Shower Room

7'6" x 7'9" (2.29m x 2.38m )

Fitted with a 3 piece suite with anti slip vinyl flooring and Upvc panelled walls, comprising a low-flush WC, wash hand basin with mixer tap, double shower cubicle with 'Mira' shower,. Further features include a double panel radiator, ceiling light point, and UPVC double glazed window to the rear elevation.

## Stairs to Upper Floor

## Landing Area

Carpeted flooring with ceiling light point and UPVC double glazed window to the rear elevation enjoying pleasant views. Doors lead to both bedrooms.

## Bedroom One

12'6" x 7'8" (3.82m x 2.34m )

Upvc double glazed window to the front elevation, double panelled radiator , laminate flooring. door into;

## En Suite

3'1" x 4'10" (0.95m x 1.49m )

Wash hand basin and low level WC. Upvc double glazed window to the rear.

## Bedroom Two

15'9" x 12'2" (4.81m x 3.71m )

Upvc bay fronted window to the front elevation, double panelled radiator and laminate flooring.

## Lower Floor

## Kitchen

15'0" x 7'9" (4.59m x 2.37m )

Finished with tiled flooring and fitted wall and base units, the kitchen provides space for a washing machine, fridge freezer, tumble dryer, and oven. Features include splashback tiling, stainless steel sink with mixer tap, UPVC double glazed window to the rear elevation, double panel radiator, ceiling light point, and stairs rising to the middle floor.

## Dining Room

14'10" x 10'7" (4.53m x 3.23m )

With tiled flooring and ceiling light point, the dining room features an electric fire set on a slate hearth, two panel radiator, wall lighting, and UPVC double glazed window and door opening into the conservatory. Open access leads through to the kitchen, creating a sociable dining space.

## Conservatory

5'6" x 10'0" (1.70m x 3.06m)

Built on a low brick wall with white double glazed UPVC units with top openers, Pitched roof with a double glazed door leading to the rear garden. Double panelled radiator and tiled flooring.

## Outside

To the Rear there is a shared gated access which

leads to the paved blocked driveway which leads to the detached Garage/Workshop with access that leads to a yard area. There are steps that lead to the neatly laid to lawned gardens which offer an array of planters, flowers and vegetable patch. Outside WC, With superb countryside views of the Vale of Llangollen and to the aqueduct in the distance, this area is a notable feature of the property being a sun trap.

### Viewings

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.

### Mortgages

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.

### Offers

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.

### Loans

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

### Services

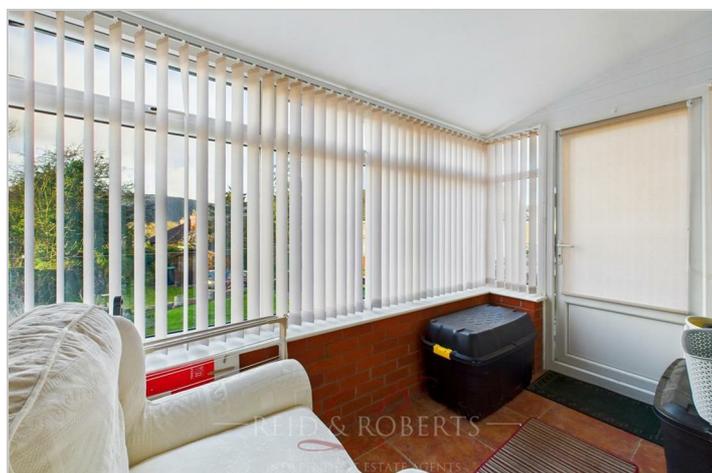
Services - The agents have not tested the appliances listed in the particulars.

### Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for their working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

### Hours of Business

Hours Of Business - Monday - Friday 9.15am - 5.30pm  
Saturday 9.15am - 4.00pm



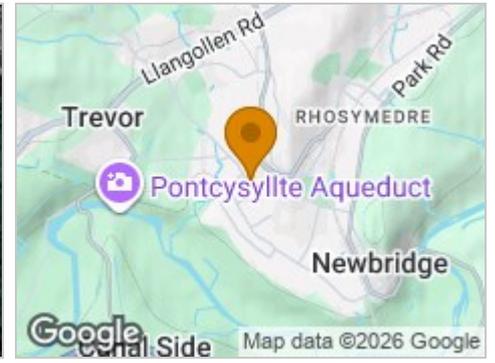
## Road Map



## Hybrid Map



## Terrain Map



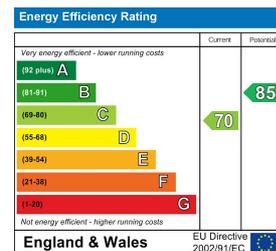
## Floor Plan



## 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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