



King Street | | Cefn Mawr | LL14 3RG

Offers in the region of £130,000



ROSE RESIDENTIAL

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Located in the village of Cefn Mawr, this three bedroom semi-detached house presents an exciting opportunity for those looking for a project. While the house is in need of a complete renovation and refurbishment, it offers exceptional potential. The layout allows for versatile living arrangements, making it an ideal family home.

Whether you are a first-time buyer or an experienced investor, this property is a blank canvas waiting for your creative touch.

- Offers exceptional potential
- Three reception rooms
- Three double bedrooms
- Courtyard garden
- In need of a complete renovation and refurbishment

### Hallway

A partially glazed UPVC door opens into the hallway, where you'll immediately find stairs leading to the first-floor accommodation. Four doors provide access to two reception rooms, the potential utility room, and the rear hallway. There is also a cupboard which houses the fuse board and further storage under the stairs.

### First Reception Room

12'8" x 11'10" (3.87m x 3.62m)

This is the smallest of the three reception rooms which lends itself to a lovely sitting room. There is a large front facing UPVC double glazed window, gas fire with wooden mantle and alcove storage.





### Potential Utility Room

8'10" x 11'9" (2.70m x 3.59m)

This room offers excellent potential to be converted into a utility room, providing an ideal space for a washing machine and tumble dryer. There is a high level rear facing UPVC double glazed window and sink unit.

### Second Reception Room

11'10" x 11'10" (3.63m x 3.61m)

Leading immediately off the hallway, this is another spacious reception room with front facing UPVC double glazed window, fireplace with coal effect gas fire and decorative tiled hearth, and door off to the third reception room.

### Third Reception Room

16'4" x 13'0" (5m x 3.97m)

The largest of the three reception rooms, this space is filled with natural light from the large front-facing UPVC double-glazed window. It also benefits from a radiator, coal-effect gas fireplace with a wooden mantle, and a storage cupboard in one alcove. A door leads to the rear hallway and kitchen.

### Kitchen

11'9" x 16'0" (3.60m x 4.90m)

This well-proportioned kitchen offers ample storage space and potential for a breakfast dining area. It features a front-facing UPVC double-glazed window, allowing plenty of natural light. The kitchen is fitted with a range of units, including an inset sink, a wall-mounted Worcester gas boiler, and a freestanding gas cooker. A side-facing wooden external door leads out to a delightful courtyard garden

### Rear Hallway

The main hallway leads into an additional internal corridor that provides access to the kitchen and connects to the reception rooms.

### Stairs and Landing

The staircase leads from the hallway to the landing on the first floor. Upon reaching the spacious landing, there is a large front UPVC double-glazed window. Doors leads off the to the bedroom and bathroom whilst a further landing area leads to the main bedroom and further wc.

### Bedroom One

16'10" x 13'9" (5.14m x 4.20m)

A spacious bedroom with UPVC double-glazed windows on both the front and side elevations, an original cast iron fireplace, a storage cupboard in the alcove, and a radiator.

### En-Suite Toilet

A separate WC with a rear facing window and a modern low-level WC. There is also a rear facing window.



### Bedroom Two

12'4" x 11'11" (3.78m x 3.64m)

Similar to bedroom two, this is also a spacious double bedroom with an original cast iron fireplace and a front-facing UPVC double-glazed window. In addition, this room also includes a storage cupboard in one of the alcoves.

### Bedroom Three

12'1" x 11'6" (3.70m x 3.52m)

Similar to Bedroom Two, this room is also a spacious double bedroom with original cast iron fireplace and front facing UPVC double glazed window. This bedroom does however, have a storage cupboard to one of the alcoves.

### Bathroom

This generously sized bathroom offers plenty of space. The room is currently fitted with a four-piece suite, which includes panelled bath, walk-in shower, pedestal sink, and a low-level W/C. The room also benefits from a large, rear facing, UPVC double glazed window, extractor fan and radiator.

### External

The courtyard garden can be accessed via the kitchen or through a front wooden pedestrian gate.

### Disclaimer

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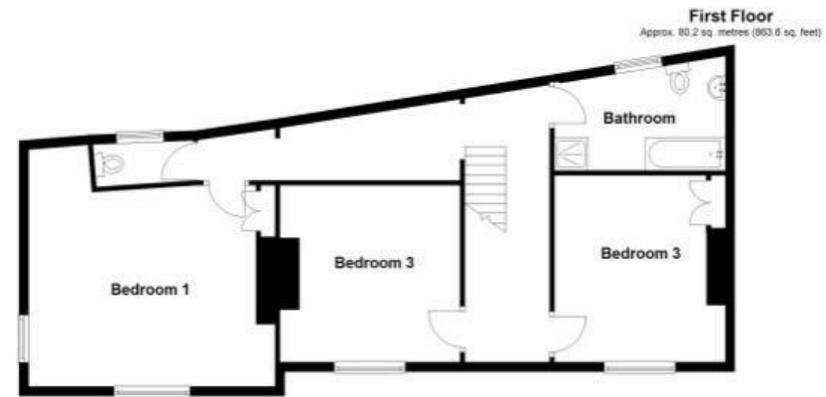
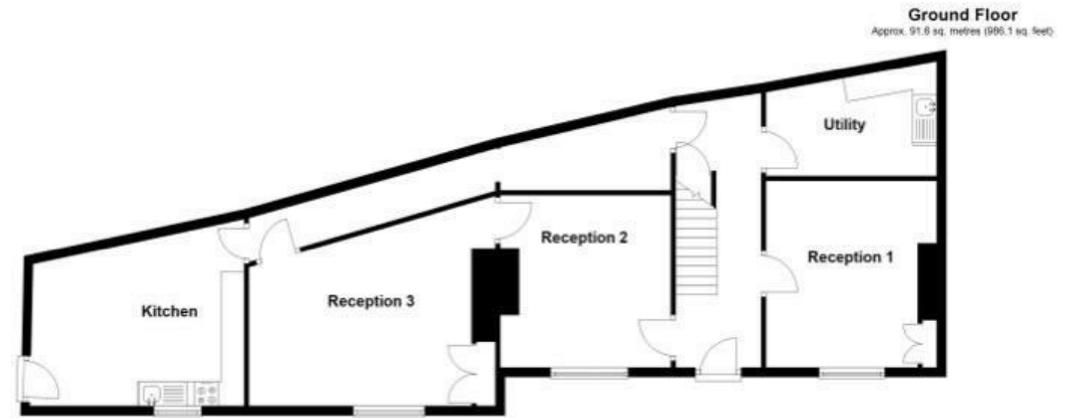
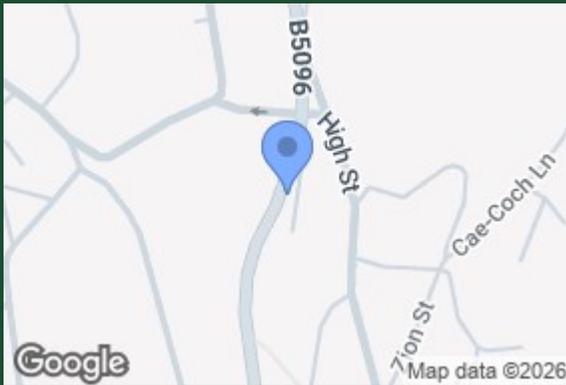
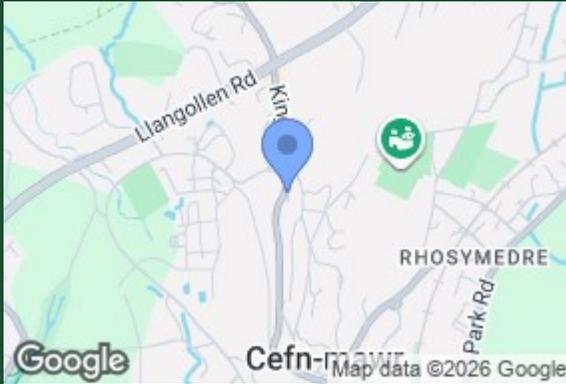
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By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.

### Anti Money Laundering (AML) Checks

We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.





Total area: approx. 171.8 sq. metres (1849.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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