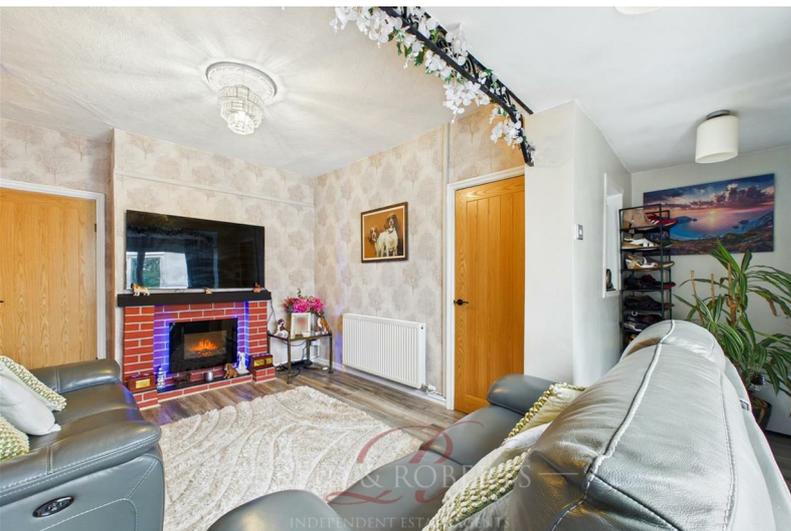




## Morville Dolydd Road

Cefn Mawr, Wrexham, LL14 3NH

£185,000



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## Entrance Porch

4'2" x 3'0" (1.28 x 0.93m )

Entered via a UPVC door, the entrance area offers tiled flooring, a UPVC double glazed window to the side elevation, wall-mounted electric heater, door to useful storage space, and open access into the kitchen.

## Kitchen

9'10" x 6'9" (3.01 x 2.08m )

Fitted with tiled flooring and a range of wall and base units complemented by marble-effect worktops. Includes a stainless steel sink with mixer tap, space for a fridge freezer, oven, and washing machine, ceiling light point, and UPVC double glazed window to the front elevation.

## Living Room

10'4" x 10'0" (3.16 x 3.07m)

A comfortable reception room featuring wood-effect laminate flooring, ceiling light point, electric fire with brick surround, and double panel radiator. Doors lead to the hallway and kitchen, with sliding doors opening into the sunroom.

## Sunroom

3'0" x 11'10" (0.92 x 3.63m )

A bright and versatile space with carpeted flooring, UPVC windows and door overlooking the rear garden, providing a pleasant outlook and natural light. The sunroom also offers direct access into the living room, making it a flexible area for relaxation or entertaining.

## Hallway

16'1" x 3'4" (4.91 x 1.02m )

With carpeted flooring and doors leading to both

bedrooms, the shower room, and a storage cupboard. The hallway benefits from wall-mounted lighting, an electric wall heater, and an internal window overlooking the lounge, allowing for additional natural light.

## Main Bedroom

13'10" x 9'10" (4.22 x 3.02m)

A well-proportioned double bedroom featuring carpeted flooring, ceiling light point, double panel radiator, and UPVC double glazed window to the rear elevation.

## Bedroom Two

9'11" x 9'10" (3.03 x 3.02m )

A second double bedroom with carpeted flooring, UPVC double glazed window to the front elevation, double panel radiator, and ceiling light point. Includes a useful storage cupboard housing the 'Baxi' boiler and an additional alcove for storage.

## Shower Room

5'11" x 6'3" (1.82 x 1.93m)

Appointed with tiled flooring and fully tiled walls, comprising a walk-in shower tray with handheld shower attachment, wash hand basin with mixer tap, and low-flush WC. Further benefits include a heated towel radiator, ceiling light point, and frosted UPVC double glazed window to the front elevation.

## Rear Garden

A well-presented, low-maintenance rear garden featuring a paved patio area ideal for seating and entertaining, complemented by raised stone planters and decorative gravel beds with a variety of potted plants. Fully enclosed for privacy and backing onto mature trees, the garden also benefits from useful storage and a pleasant, open outlook.

Tel: 01978 353000

### 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.

### 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.

### 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.

### Services.

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

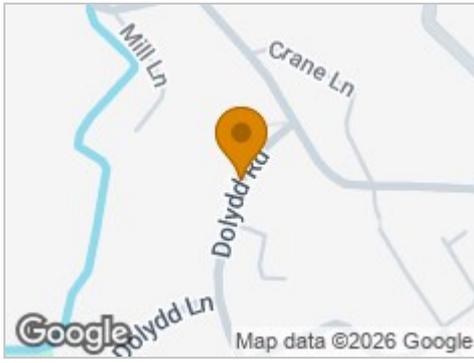
### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



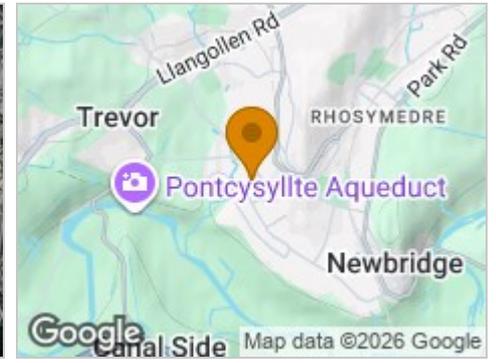
## Road Map



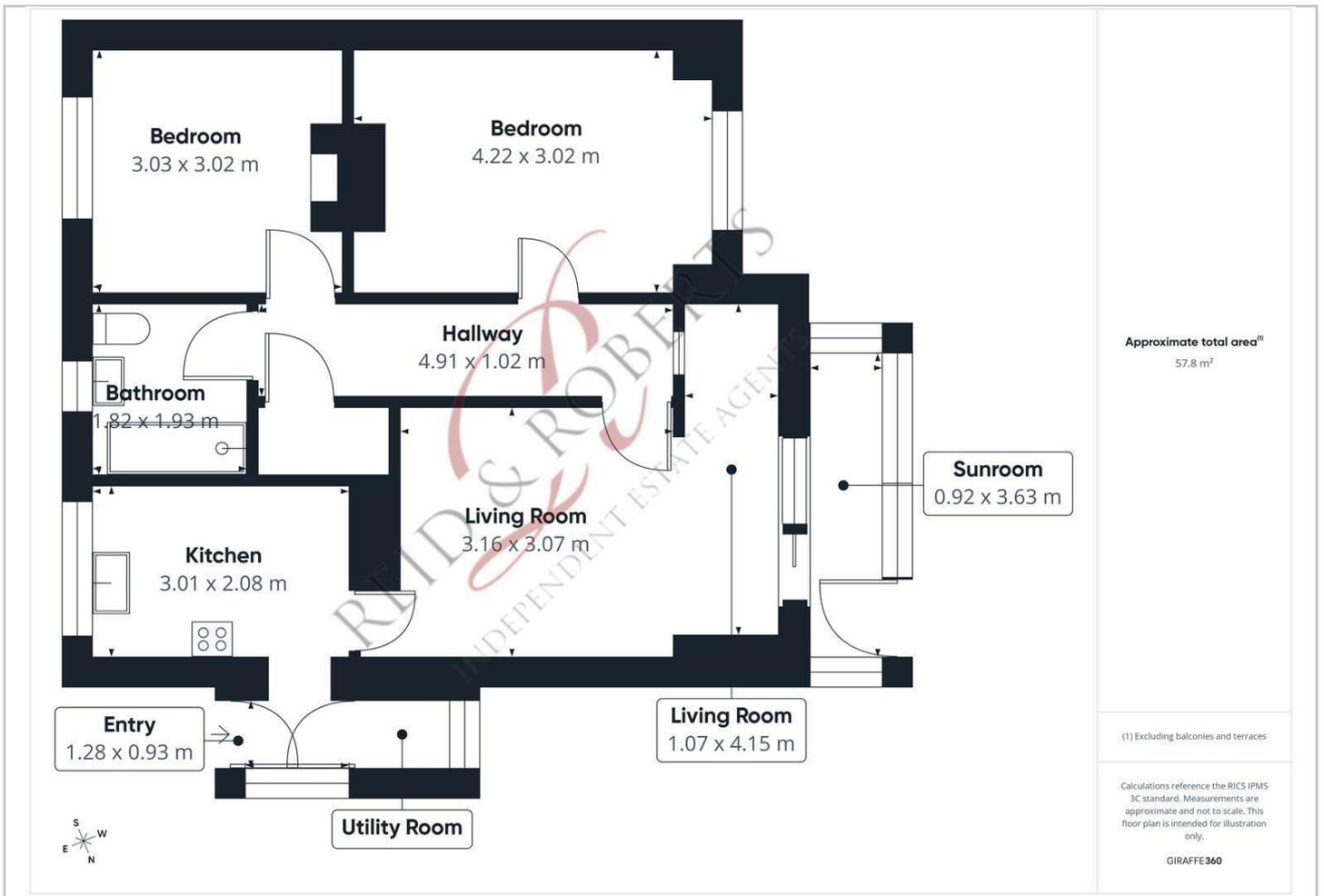
## Hybrid Map



## Terrain Map



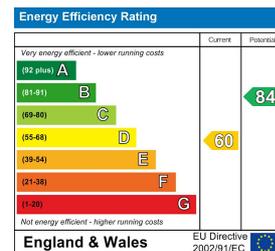
## Floor Plan



## 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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