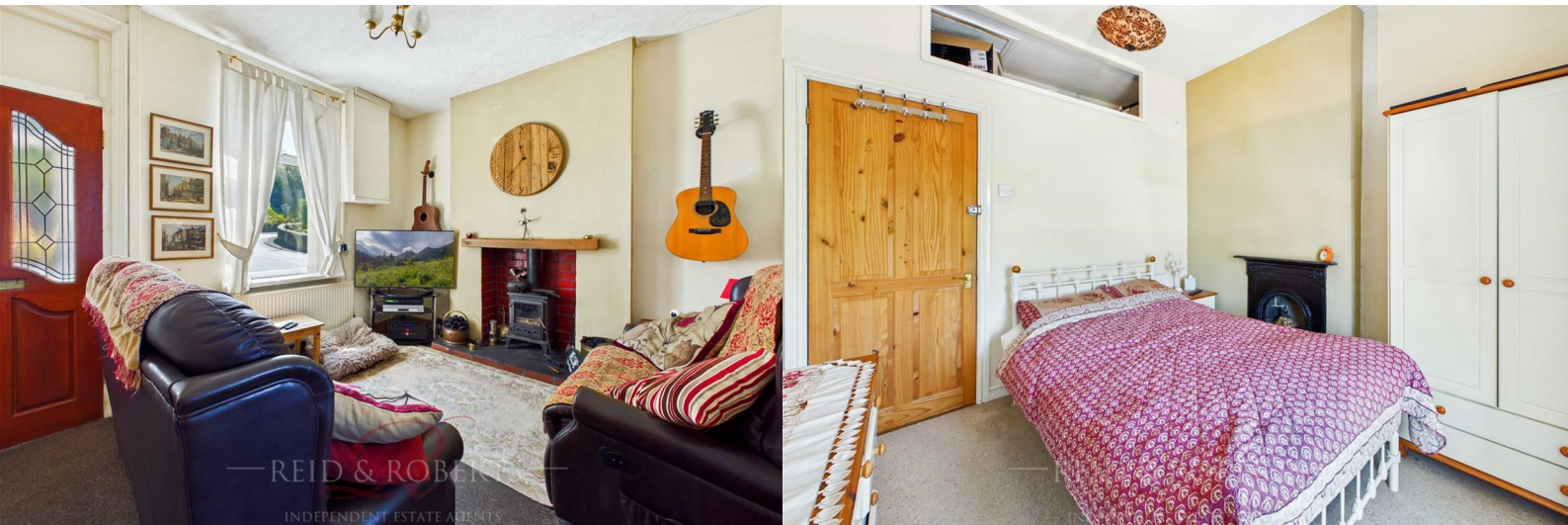




Rose Hill King Street

Cefn Mawr, Wrexham, LL14 3RE

Chain Free £165,000



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To The Front

The property is approached via a gated entrance with a low-level brick boundary wall and a low maintenance pebbled front garden.

Entrance Porch

Enclosed entrance porch with surrounding windows allowing plenty of natural light, ceiling light point, UPVC entrance door and internal door leading into the living room.

Living Room

A cosy and inviting living room featuring carpeted flooring, a double glazed window to the front elevation, a double panel radiator, and a ceiling light point. The main focal point of the room is the charming log burner, set within an attractive exposed red brick fireplace, creating a warm and characterful living space. A door leads through to the kitchen.

Kitchen

Fitted with a range of wall and base units with drawers, complemented by splashback tiling. Incorporating a stainless steel sink with mixer tap, space for a fridge/freezer and space for a range style cooker set within an attractive exposed brick alcove. Offering ample space for a dining table, the room also benefits from vinyl flooring, a double panel radiator and double glazed doors opening onto the balcony. Stairs rise to the first floor, with a further staircase leading down to the lower ground floor.

Balcony

A secure seating area enjoys stunning, far-reaching views across Cefn Mawr and the surrounding countryside, providing the perfect space to relax and take in the picturesque scenery.

First Floor Accommodation

Carpeted flooring, ceiling light point, doors leading to both bedrooms

Main Bedroom

A generous double bedroom featuring carpeted flooring, a feature fireplace, double glazed window to the front elevation, double panel radiator and ceiling light point. The room further benefits from the convenience of an en-suite wet room, making it an ideal principal bedroom.

En-Suite

Comprising a low flush WC, pedestal wash hand basin with separate hot and cold taps, hand-held shower attachment, fully tiled walls, wet room style flooring and ceiling light point.

Bedroom Two

A further well-proportioned double bedroom enjoying far-reaching views from the rear elevation. Featuring carpeted flooring, a capped feature fireplace, ceiling light point, single panel radiator and an open storage recess, with a door providing access to the versatile loft space.

Loft Space

A versatile loft space featuring vaulted ceilings with attractive exposed beams, a Velux roof window enjoying far-reaching views, useful eaves storage cupboards, and a ceiling light point. This flexible space is ideal for storage, a hobby room, or a home office. Please note that planning permission and the relevant Building Regulations approval would be required for this space to be classed as habitable accommodation or a bedroom.

Lower Ground Floor

Family Bathroom

A well appointed family bathroom featuring stone flooring and exposed stone effect wall. Comprising a corner Jacuzzi bath, low flush WC, wash hand basin with mixer tap, wall-mounted heated towel rail and useful storage cupboard. Additional features include recessed spotlights, an integrated television and a double glazed frosted window overlooking the rear garden. A standout feature is the two-person sauna with integrated lighting and speakers, creating a luxurious space to relax and unwind.

Door providing access to the rear garden.

To The Rear

The enclosed rear garden offers a variety of attractive outdoor spaces, ideal for both relaxing and entertaining. Beneath the balcony is a useful covered storage area, complemented by additional external storage sheds. Steps lead down to a gravelled seating area, surrounded by well-stocked planted borders, with gated side access from the road offering the potential for off-road parking. A pathway continues through the garden to a versatile outdoor entertainment room, providing an excellent space for social gatherings or a range of other uses.

Outdoor Entertainment Room

A fantastic addition to the property, this versatile garden room is currently utilised as a bar and entertainment space. Featuring wood-effect laminate flooring, exposed ceiling beams, wall lighting, a ceiling fan with light, wall-mounted electric heater, fitted bar area and seating

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area. Offering excellent versatility, this impressive space would also lend itself to use as a home office, games room or hobby room, making it a real asset for entertaining family and friends.

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.

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.

Services.

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

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.

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.

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

Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.



Road Map



Hybrid Map



Terrain Map



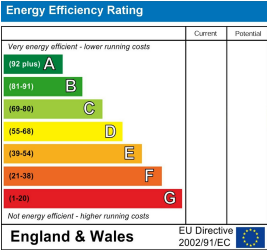
Floor Plan



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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