

Town & Country

Estate & Letting Agents

Tai Gwynedd, King Street, Cefn Mawr

£135,000



With accommodation spread out over three floors, this terrace property enjoys the benefit of gas central heating, UPVC double glazing with internal accommodation which briefly comprises an entrance hall situated on the first floor with doors off to a living room and sitting room which could alternatively be used as a third bedroom, off the first floor landing is access to two double bedrooms, and ground floor accommodation is made up of a kitchen/diner with utility/rear porch off and spacious contemporary bathroom suite. Externally to the front of the property is a paved forecourt, whilst the rear garden enjoys lovely sunny South West facing orientation with views of hills beyond. available with a benefit of no onward chain.

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Externally Front

To the front of the property is a paved forecourt with low brick wall to the front and two steps up to the storm porch.

Entrance Hall

The property is entered through a timber panel and glazed front door which opens to an entrance hall with a radiator, stairs off rising to the second floor accommodation and doors off opening to the living room and optional bedroom/sitting room.



Sitting Room/ Bedroom

11'4 x 9'6

With timber laminate flooring, a feature ornamental ceramic tile fireplace and a window facing the front elevation and a radiator below.



Living Room

12'6 x 10'9

Having timber laminate flooring, a window facing the rear elevation with radiator below and a doorway opening to the staircase which descends to the ground floor accommodation.

Ground Floor Hall

With quarry tiled flooring, and an open through way to the kitchen/dining room, a concertina door opening to a deep storage cupboard with light and a door off opening to the bathroom.



Bathroom

An L shaped bathroom installed with a modern white suite comprising a panel bath with mixer tap and electric shower above, pedestal wash hand basin with mixer tap, flush low level WC, chrome heated towel rail, a built-in storage cupboard with concertina door, a ceramic tiled floor, fully tiled walls with an extractor fan and recessed downlights set within the ceiling.



Kitchen Dining Room

12'6 x 11'2

The kitchen is fitted with range of white gloss fronted wall, base and drawer units complimented by stainless steel handles, ample worksurface space houses a resin one and a half bowl sink unit with mixer tap and tiled

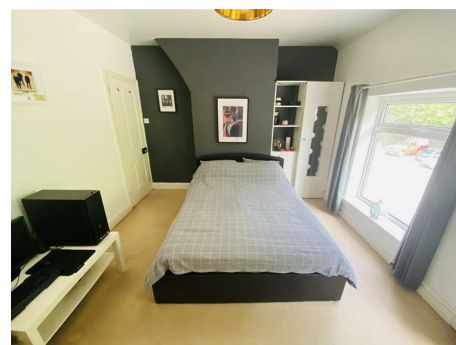
splashback. Integrated appliances including stainless steel oven and electric induction hob along with a dishwasher. There are exposed beams within the ceiling, a quarry tiled floor, partially tiled walls understairs storage cupboard with power, a window faces the rear elevation and a glazed door opens to the rear porch/utility.



Rear porch/ utility

3'7 x 4'5

With a continuation of the quarry tile flooring from the kitchen and having a timber frame single glazed window to the rear elevation and space and plumbing for a washing machine and dryer along with a timber panel glazed door opening to the rear gardens covered seating area.



Bedroom One

12'6 x 10'10

Having two windows facing the front elevation, access to the loft, a radiator and a built-in cupboard over the stairs housing the gas combination boiler.



Bedroom Two

12'6 x 10'10

With a window facing the rear elevation with beautiful views of the hills beyond and a radiator below and a built-in cupboard over the staircase



Rear Garden

The rear garden enjoys a sunny South-West facing orientation being predominantly laid to lawn with bark and shrub borders, a timber shed and views of hills beyond the rear boundary.



We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

Services

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

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

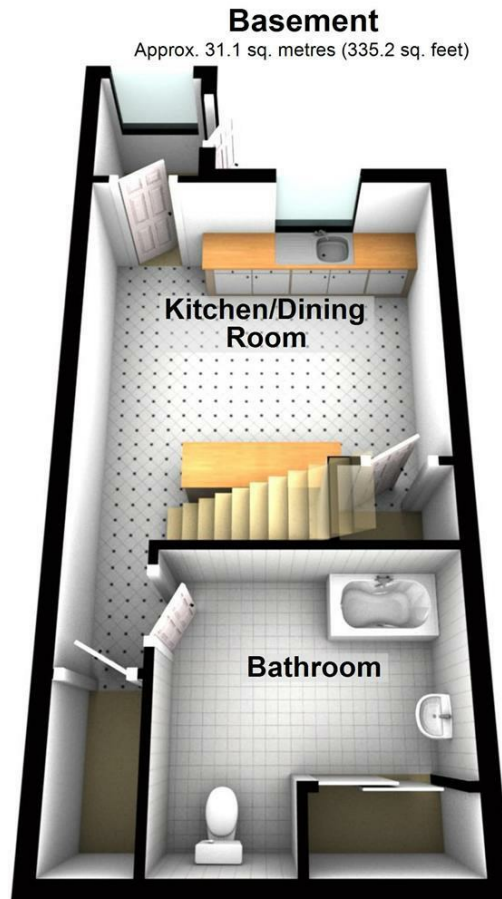
If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information



Total area: approx. 92.9 sq. metres (999.7 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	