

Town & Country

Estate & Letting Agents

Dolydd Lane, Cefn Mawr

£225,000



Opposite a paddock with beautiful views of the Dee Valley, this detached two-bedroom property features an extension, UPVC double glazing, and gas central heating. The interior includes an entrance porch, hallway, dining room, kitchen, rear hallway, shower room, and two double bedrooms. Externally, there's off-road parking, colourful borders, gated side access, and a low-maintenance rear garden with a paved patio area and an outside store.

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DESCRIPTION

Situated in a lovely position opposite a paddock with beautiful, far-reaching views towards the World Heritage Site, Dee Valley, and aqueduct, this detached two-double-bedroom property has, in more recent years, has undergone an extension to the rear. Benefiting from UPVC double glazing and gas central heating, the accommodation internally comprises an entrance porch, hallway, dining room, kitchen, rear hallway with a store cupboard, shower room, and two double bedrooms. Externally, to the front of the property, there is golden gravel off-road parking with colourful, well-stocked borders and gated side access leading to a low-maintenance rear garden predominantly brick-blocked with a paved patio area and an outside store.



LOCATION

Cefn Mawr is a quaint Welsh village that exudes charm with its picturesque surroundings and friendly community. Located in the heart of Wales, this village offers a peaceful retreat away from the hustle and bustle of city life. With stunning views of the countryside and close proximity to the Dee Valley and aqueduct, Cefn Mawr provides a serene setting for those looking to immerse themselves in nature. The village boasts a rich history and a strong sense of community spirit,

making it an ideal place to call home for those seeking a tranquil lifestyle in a beautiful rural setting. The property is situated close to Ruabon train station (2.2 miles away), which offers direct trains to Chester, Cardiff, Holyhead, and Birmingham. It also has excellent links to the A5, A55, and M53/M56. Additionally, it is less than 20 miles from Chester and under an hour's drive from Manchester and Liverpool airports.

DIRECTIONS

Starting from Town and Country Estate Agents on King Street in Wrexham, head northwest on Regent St towards King St,, Regent St turns left and becomes Bradley Rd/A5152, turn right onto Central Rd/A541, and turn left onto Regent St/A541, continue on A541, pass Plas Coch Roundabout onto Mold Rd/A541, merge onto A483, take the A539 exit towards Whitchurch/Llangollen at junction 1, proceed on Ruabon Interchange/A539 through a roundabout, take B5605, then turn onto High St/B5096, follow B5096, take Oxford St, which turns into Hill St, continue onto Queen St, turn onto Dolydd Rd, and finally, make a right onto Dolydd Ln where your destination will be on the left.

ENTRANCE PORCH

7'6 x 5'6

A UPVC double glazed entrance porch with UPVC double glazed front door, timber laminate flooring and an opaque UPVC double glazed interior door opening to the entrance hall.

HALLWAY

16'3 x 4'3

Having a radiator, interior doors off opening to both bedrooms, one and two, along with the shower room and a glazed sliding door opening to the dining room (although currently

carpeted, below the carpet is red quarry tile flooring).

DINING ROOM

12'3 x 9'3

With a radiator, a marble hearth with an Adam style surround, housing an electric fire, a built-in double cupboard housing the gas Worcester combination boiler and a UPVC double glazed patio door which opens to the rear garden.

KITCHEN

14'2 x 11'3

The kitchen is installed with a range of oak style wall, base and drawer units with leaded display cabinets, complimented by ornamental handles. Ample work surface space houses a stainless steel one and a half bowl sink unit with mixer tap. There is space and plumbing for a washing machine, space for a cooker with an extractor hood above, partially tiled walls, a radiator, windows to front and side elevations and a door opening to the rear hallway.

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REAR HALLWAY

With a generously sized built-in cupboard with a light and a UPVC double glazed door opening to the rear garden.

LIVING ROOM

14'9 x 12

With a sandstone ornamental fireplace, a radiator and a window facing the front elevation framing the lovely views.

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SHOWER ROOM

6'9 x 5'8

Installed with a modern, white three-piece suite comprising an oversized shower enclosure with thermostatic shower, a fitted folding seat, a dual flush low level WC, a wash hand basin

with mixer tap and vanity unit below, a radiator, fully tiled walls and an opaque window facing the rear elevation.

BEDROOM ONE

14'3 x 12'5

The principal bedroom has a picture rail, a recently re-plastered ceiling, a radiator and a window to the front elevation framing the beautiful views.

BEDROOM TWO

12'4 x 10'8

The second bedroom has a window facing the rear elevation with a radiator below and picture rail.

EXTERNALLY

The property is positioned opposite a paddock with beautiful rural views towards the valley and the aqueduct. The front of the property itself can be accessed through iron gates opening to gold gravel, off-road parking and a single gate opening to a brick block patio again with a golden gravel garden with well-stocked shrub borders. An iron gate opens to a further brick block pathway and leads to the rear garden.

GARAGE

Opposite the property is a prefabricated garage which is also included in the sale.

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SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: D

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Wrexham on 01978 291 345.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Wrexham branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Wrexham can refer you to an in-house mortgage consultant, Gary Jones, who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. For more information contact the Wrexham office on 01978 291345. 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. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Ground Floor



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 must 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			
(81-91) B			80
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	