

Town & Country

Estate & Letting Agents

Crane Street, Wrexham

£450,000



Cefn Mawr Post Office, set in the heritage village of Cefn Mawr, is just an eight-minute walk from the iconic Pontcysyllte Aqueduct, offering stunning Dee Valley views. Built in 1898 and meticulously maintained for 24 years, this unique property provides both a spacious family home and multiple income streams. The building includes a one-bedroom lower-floor apartment, a studio apartment, and three additional bedrooms. The lower ground floor features a storage cellar, tool room, walk-in bank vault (ideal for a bar conversion), and a newly refurbished cinema/entertainment room. The main lounge boasts a high Victorian ceiling and an open fireplace, leading to the post office/shop. The shop operates four full days and two half days a week, with potential to expand hours. Above it, a studio apartment—accessible via an internal staircase or the third bedroom—offers stunning views and Airbnb potential. Additional income sources include the post office, shop, and rental apartments. This rare opportunity combines business and lifestyle in a breathtaking location, surrounded by nature while remaining conveniently close to towns, cities, mountains, and the sea.

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DESCRIPTION

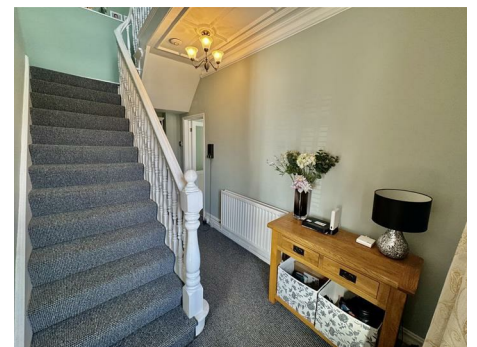
Situated in the conservation and heritage village of Cefn Mawr, just an eight-minute walk from the world-famous Pontcysyllte Aqueduct and overlooking the stunning Dee Valley, lies Cefn Mawr Post Office. This substantial property, built in 1898, is being offered to the market due to the retirement of the current owners. Meticulously maintained and improved over the past 24 years, the building offers four potential income streams. It incorporates a one-bedroom lower-floor apartment, a studio apartment, and three further bedrooms within the property. As an added feature, the lower ground floor also contains a storage cellar, a tool room, a walk-in bank vault, and a recently refurbished cinema/entertainment room. This one-of-a-kind property has been designed to provide a spacious family home and a strong income, with further potential for development and increased business opportunities. The accommodation benefits from UPVC double glazing and gas central heating and briefly comprises: an entrance hall with staircases leading to the lower ground floor and first floor, a spacious lounge, a recently refurbished kitchen, and a large dining room/morning lounge. The lower ground floor to the left of the property comprises a self-contained one-bedroom apartment with its own access door. This apartment features a kitchen/lounge, a large bedroom, a hallway, and a bathroom with a walk-in

shower. There is also a connecting door to a basement storage area housing the boiler, which was fitted in 2020. The apartment also has its own private decked garden area. The lounge on the ground floor has a high Victorian ceiling and an open working fireplace. A door leads to the post office/shop, and a staircase descends to the right side of the property, where you'll find the cinema/entertainment room, tool room, and walk-in bank vault—ideal for conversion into a bar room. Stairs from the hallway lead to three bedrooms and a newly fitted bathroom on the first floor. The main bedroom also has a door/window leading to a private newly built decked garden. The post office/shop has been improved over the past 24 years by the current owner while retaining its character. Operating four full days and two half days a week, there is scope to increase opening hours and boost income. Above the shop/post office, accessed either via the internal staircase from the front of the shop or through the third bedroom, is a beautifully furnished studio apartment. This space, ideal for Airbnb, offers stunning views over the Dee Valley and World Heritage Site from its two private decked areas. Potential income streams include sales from the post office/shop, the one-bedroom apartment, and the studio apartment. For those wishing to own their own business and escape the rat race, this property offers immediate income and the opportunity to live in an area of outstanding natural beauty. Surrounded by country parks, woods, a river, canal, castles, pubs, and restaurants, yet still within a commutable distance to major towns, cities, mountains, and the sea, this property is truly a unique opportunity.



LOCATION

Cefn Mawr is a charming village located in the picturesque Wrexham countryside, offering a perfect blend of rural tranquillity and modern convenience. With easy access to major towns and cities, including Wrexham and Chester, the village is well-connected while being surrounded by beautiful landscapes, including the stunning Dee Valley and the historic Pontcysyllte Aqueduct. Local amenities such as shops, schools, and pubs are nearby, making it an ideal location for both families and professionals looking for a peaceful yet accessible place to call home.



ENTRANCE HALL

14'5 x 6'4

The property is entered through an opaque UPVC double-glazed door, which opens to an inviting entrance hall with ceiling mouldings, a radiator, and stairs rising to the first-floor accommodation with spindle balustrades. Steps lead down to the basement apartment. Glazed doors open to the living room and kitchen, and a third panel door opens to the sitting/dining room.



SITTING/DINING ROOM

14'2 x 14'8

With wood grain-effect laminate flooring, a radiator, a bay window facing the front elevation, and ornate mouldings and a ceiling rose set in the ceiling.



LIVING ROOM

13'6 x 16'3

With steps descending to the living room, which features a banister and spindle balustrades. The room has two radiators, along with two windows facing the front elevation, ceiling mouldings, a central ceiling rose, and an open fire set within a cast iron grate with an Adam-style surround. A doorway leads to an inner hall, which provides access to the shop and basement below.



KITCHEN

15'2 x 9'2

The kitchen is fitted with a range of light oak-style wall, base, and drawer units, complemented by stainless steel handles and work surfaces. It features a one and a half bowl sink unit with an

adjustable mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, and extractor hood. There is space and plumbing for a dishwasher and washing machine, and space for a dryer. The floor is ceramic tiled, with a window facing the side elevation.



FIRST FLOOR LANDING

With a continuation of the banister and spindle balustrade from the entrance, the landing has ceiling mouldings, a window to the front elevation, and panel



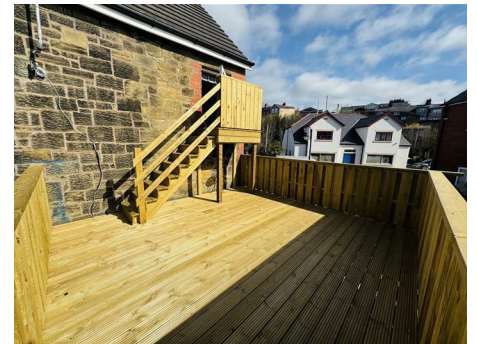
doors leading to all three bedrooms and the bathroom.



BEDROOM ONE

15'6 x 11'4

With ceiling mouldings, a radiator, and a window facing the front elevation. There is a ¾ door opening to access the decked balcony.



BALCONY

The balcony is accessed from bedroom one, leading to a decked area with steps down to an enclosed seating area with rural views to the rear.



BEDROOM TWO

13'6 x 7'8

With a radiator and a window facing the rear elevation.



BEDROOM THREE

15'2 x 9'5



BATHROOM

12'7 x 5'8 (max)

Recently installed with a contemporary three-piece suite, comprising an L-shaped panel bath with a dual head thermostatic shower and protective screen, a vanity unit housing a wash hand basin with a mixer tap, and a dual

flush low-level WC. The walls are partially tiled, with two windows facing the rear elevation, a chrome heated towel rail, and a wall-to-ceiling cupboard housing the pressurised hot water cylinder. Recessed downlights are set within the ceiling, and there is a loft hatch with retractable folding wooden ladders.



FIRST FLOOR APARTMENT

Accessed from the street through a double-glazed panel door, which opens to quarry tile flooring and an entrance hall. A door opens to the shop, and stairs rise to the apartment's private entrance door.



LIVING SPACE (including Shower Room)

14'5 x 18'8

The main living space has a window facing the front elevation, a radiator, and an opaque glazed door opening to the shower room and kitchen area. The kitchen is fitted with light wood grain-effect wall, base, and drawer units, with work surfaces housing a stainless steel single drainer sink unit with a mixer tap and tiled splashback. There is a fixed extractor hood, and an opaque UPVC double-glazed door opens to the apartment's private balconies.



PRIVATE BALCONY VIEWS



SHOWER ROOM

The shower room is installed with a contemporary three-piece white suite, comprising an oversized shower enclosure with an electric shower, a dual flush low-level WC, and a vanity unit housing a wash hand basin with a mixer tap. The walls are partially tiled, with an opaque window facing the side of the property, a heated towel rail, and a ceramic tile floor. The apartment features two balconies, both decked, one to the side and the other to the rear,

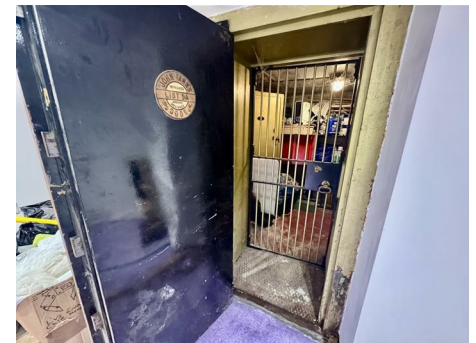
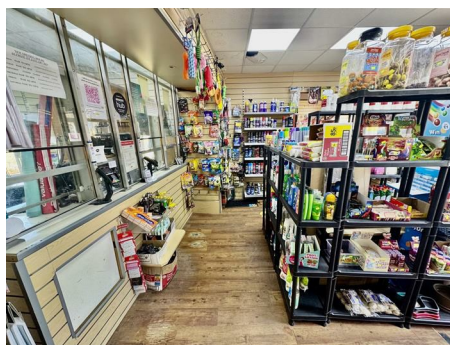
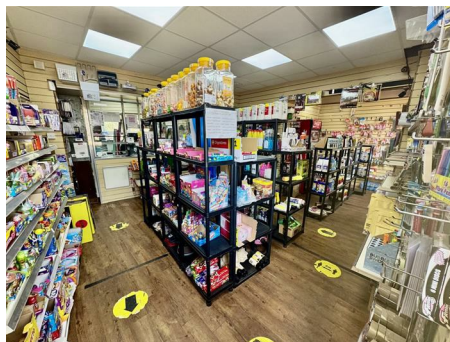
which is the larger of the two and offers predominant rural views.



THE SHOP

23'2 x 16'8 (max)

An L-shaped retail space with windows facing the front elevation, wood grain-effect laminate flooring, a suspended ceiling, and, as it is used as a post office, a secure counter with workspace behind. There are windows facing the rear elevation and rural views beyond. A door opens to a staircase leading down to the basement below.



BASEMENT

13'5 x 11'7

With a radiator, recessed downlights, a door opening to further basement storage space, an alcove housing the property's electrical consumer units, and a secure safe door opening to the post office vault, which has lighting.



BASEMENT APARTMENT

15'9 x 8'4

A gateway situated to the left-hand side of the main residence opens to steps leading to the basement apartment's private entrance, along with its decked

patio area, complete with lighting and a water supply.



KITCHEN/LIVING SPACE

15'9 x 8'4

Entered from the outside through a UPVC double-glazed door with a side window, the space features timber laminate flooring, a radiator, recessed downlights, and gloss white wall, base, and drawer units with wood grain-effect work surfaces. The kitchen houses a ceramic single drainer one and a half bowl sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, and extractor hood. Glazed doors open to the bedroom and the inner hallway.



BEDROOM

11'4 x 14'0

With a window looking out to the decked patio area and a radiator. In the hallway, a door opens to stairs rising to the main residence, and a glazed internal door opens to the shower room.



SHOWER ROOM

9'7 x 6'4

Installed with an oversized shower base with a protective screen and electric shower, a dual flush low-level WC, a wash hand basin with a mixer tap, and an illuminated mirror above. The walls are fully tiled, with a ceramic tile floor, a radiator, and recessed downlights in the ceiling. An extractor fan is also fitted.



EXTERNALLY

Externally to the shop is public parking, while the house has a low wall with iron railings and an iron gate opening to steps rising to the front door, which is accompanied by a courtesy light and an

ornate canopy porch. To the left-hand side of the property is off-road parking with iron gated access, leading down to the basement apartment.

Services (Wrexham)

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

Tenure: Freehold

Council Tax: BRYNSIRIOL - BAND B - £1566

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

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

Mortgage Advice (Wrexham)

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.

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