

# Town & Country

Estate & Letting Agents

Queen Street, Cefn Mawr

£330,000



Occupying an elevated position with stunning far-reaching views, this versatile detached home is just a short walk from the centre of a sought-after village south of Wrexham. With up to five potential bedrooms, it benefits from gas central heating and UPVC double glazing. The spacious interior features a welcoming parquet-floored entrance hall, dual-aspect living room with inglenook fireplace, a modern kitchen/breakfast room with utility off, a stylish four-piece bathroom, and flexible reception rooms that could serve as additional bedrooms. Upstairs offers a cloakroom WC and three bedrooms, including a generous principal room with fitted wardrobes. Outside, the property includes a patterned concrete driveway, double garage, a large front terrace perfect for enjoying the views, and a beautifully maintained rear garden with stone walls, lawns, colourful borders, a shed, and a greenhouse.

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## DESCRIPTION

Situated in an enviable elevated position with beautiful far-reaching views and just a short walk from the centre of this popular village situated to the south of Wrexham, this detached, versatile home—with potentially up to five bedrooms, should it be required—enjoys the benefits of gas central heating and UPVC double glazing. The internal accommodation has wall and roof insulation, which was fitted by the gas board and comprises an inviting, spacious, parquet-floored entrance hall; a living room with double aspect and inglenook fireplace; a kitchen/breakfast room fitted with a range of gloss white contemporary units with a rear hall/utility room off; a music room and a dining room, both of which could be utilised as bedrooms; and a beautiful white four-piece bathroom suite completing the ground floor accommodation. The first-floor landing offers access to a cloakroom WC and to three further bedrooms, the principal of which is a generous size with a range of mirror-fronted fitted wardrobes. Externally, the property is approached over a patterned concrete driveway offering ample off-road parking positioned to the front of a double garage. Paved steps with a railing rise to the left-hand side of the property to a large patio/terrace, which is a lovely place to sit and enjoy the views. The rear garden itself is beautifully presented with stone walls, attractively lawned and well-stocked with a variety of colourful shrubs, with a timber shed and greenhouse positioned to the rear left-hand side. All paving around the property, patio and steps leading up from the drive are all Indian stone



## LOCATION

Cefn Mawr is a vibrant and well-connected village situated in the heart of the beautiful Dee Valley, just a short drive from Wrexham, Oswestry, Llangollen, and the stunning Pontcysyllte Aqueduct—a UNESCO World Heritage Site. The area offers a great mix of local amenities including shops, cafes, pubs, schools, and medical services, making it ideal for families and professionals alike. With scenic countryside and river walks, excellent transport links, and a strong sense of community, Cefn Mawr provides the perfect balance of rural charm and everyday convenience.



## ENTRANCE HALL

23'7 x 6'7

A stained glass, leaded, double-glazed UPVC door opens to an inviting entrance hall with herringbone-style laid parquet flooring, a textured and coved ceiling, a radiator, and doors off opening to the kitchen/breakfast room, the living room, dining room, music room/ground floor bedroom, and to the bathroom suite.



## LIVING ROOM

22'3 x 12'6

Featuring an inglenook, flagged and exposed brick fireplace with a cast-iron style gas living flame log style gas fire situated beneath an oak mantle, coved and textured ceiling, radiator, a window to the side elevation, and a window to the front elevation framing beautiful rural far-reaching views.





**FIREPLACE**



**KITCHEN/BREAKFAST ROOM**

19'6 x 13'2

The kitchen area is installed with a range of modern gloss front wall, base and drawer units, which are complemented by chrome handles and a matching island unit, all with granite work surfaces. The island unit integrates a breakfast bar. Within the work surfaces is a stainless steel one-and-a-half bowl sink unit with mixer tap. Integrated appliances include a stainless steel double oven with microwave oven above, a stainless steel hob and extractor, along with a fridge/freezer and a separate tall freezer. There is space and plumbing for a dishwasher, a radiator, ceramic tile flooring, recessed downlights set within the ceiling, a window to the side elevation, and a window to the front elevation—again with stunning views. A glazed door opens to the utility room.



**UTILITY ROOM**

With ceramic tile flooring flowing in from the kitchen and fitted with wall and base units matching those in the kitchen, with space and plumbing for a washing machine, along with an opaque UPVC double-glazed door off.



**DINING ROOM**

13' x 11'4

With partially panelled walls, a radiator, and a window facing the rear elevation.



**MUSIC ROOM/GROUND FLOOR BEDROOM**

12'5 x 11'2

Having wood grain-effect laminate flooring, a radiator, and a window to the rear elevation.



**GROUND FLOOR BATHROOM**

8'6 x 7'10

Installed with a beautiful white four-piece suite which comprises a clawfoot roll-top bath with central Victorian-style mixer tap, a low-level WC, a vanity unit housing a wash basin, and a shower cubicle with panel walls and a dual-head thermostatic shower. The flooring is ceramic tile with underfloor heating, the walls are partially tiled, with a contemporary mirror-fronted towel radiator, an opaque window to the rear elevation, and recessed downlights within the ceiling.



#### CLOAKROOM W.C

7'8 x 4'2

Installed with a low-level WC and pedestal wash hand basin, with partially tiled walls, a radiator, and an opaque window facing the rear elevation.



#### FIRST FLOOR LANDING

With a large built-in shelved linen cupboard which houses the gas central heating boiler, a door opening to the first-floor cloakroom WC, and doors off opening to all three bedrooms.



#### PRINCIPAL BEDROOM

13'7 x 15'7

With fitted mirrored wardrobes (Depth = 28" ) with four sliding doors fitted along one wall with further storage behind, a radiator, a window to the side elevation, and once more, a window facing the front elevation and those stunning views.



## BEDROOM TWO

14'5 x 12'7 (max)

An L-shaped room currently utilised as a craft room, having a radiator and a window facing the front elevation, once more with those beautiful far-reaching views.



## BEDROOM THREE

13' x 9' (max)

Having a window facing the side elevation and a radiator.



## EXTERNALLY

The property is approached over patterned concrete off-road parking with an inset compass feature and allows access to the garage. Paved steps with a railing rise to the property and front patio area. All paving around the property, patio and steps leading up from the drive are all Indian stone. This generously proportioned front patio area, paved with railings matching those on the steps, is an ideal place to sit and enjoy those views. Side access can be gained to the rear garden from either side of the property, and some steps to the right-hand side rise to a garden which is predominantly laid to lawn and runs down the right-hand side of the property. Directly outside the external door from the rear hall/utility is a covered area—ideal for kicking off shoes or hanging washing on a wet day. The rear garden itself is beautifully presented with steps rising to the first tier, which is laid to lawn with colourful, well-stocked borders, with a slightly higher tier to the rear again lawned and shrubbed with an ornamental pond. Throughout the rear garden are stone retaining walls, external lighting, and water supply, and to the left-hand side rear of the garden is a timber shed and greenhouse. There is a gate at the side of the property which gives access to a path leading to the post office, doctor's surgery and other shops.





## GARAGE

21'4 x 18'3

With power and light, hot and cold running water, along with an inspection pit, a Belfast sink and accessed through two single up-and-over doors. Separate consumer unit.



## VIEWS

### Services (Wrexham)

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

Tenure: Freehold

Council Tax Band: E - £2680.00

### 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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