

Town & Country

Estate & Letting Agents

Cymau Lane, Cymau, Wrexham

£290,000



Located in the heart of a peaceful rural hamlet with scenic views to both the front and rear, this beautifully presented 1921 semi-detached home offers a perfect blend of character and modern comfort. Just a short drive from local amenities, schools, and motorway links, the property features oil central heating and predominantly UPVC double-glazed sash windows. The accommodation includes a vestibule, reception hall, cloakroom WC, cosy living room, dining room with feature fireplace and cast-iron multi-fuel burner, and a kitchen with cream units. Upstairs offers two double bedrooms, a single bedroom, and a stylish four-piece bathroom. Outside, there are lawned and shrubbed gardens to the front and a gated side path leading to a rear garden with patio, lawn, and lovely countryside views.

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DESCRIPTION

Sitting at the heart of this rural Hamlet with lovely rural views to both front Andrea elevations yet just a short drive from local amenities schooling and motorway networks. This beautifully presented semi detached property built in 1921 enjoys the benefits of oil central heating and UPVC double glazed predominantly sash windows and in brief comprises a vestibule, reception hall, cloakroom WC, a cosy living room, a dining room with a feature fireplace and cast-iron multi fuel burner and a kitchen fitted with a range of cream wall base and draw units. The first floor landing offers access to two double bedrooms, a single bedroom and to a beautifully appointed four piece bathroom suite. Externally to the front of the property and iron gate opens to a pathway leading alongside the property into the front door with both lawn and scrubbed gardens and gated side access to rear garden again with a paved pathway and patio area, lawn garden and rural views.



LOCATION

Cymau is a charming rural village nestled in the beautiful Flintshire countryside, offering a peaceful and picturesque setting with far-reaching views across rolling hills and open farmland. Popular with walkers and nature lovers, the village provides a true sense of escape while still being conveniently located within easy reach of Wrexham, Mold, and Chester. With its close-knit community, scenic surroundings, and access to local amenities and major transport links, Cymau is the perfect location for those seeking a blend of rural tranquillity and everyday convenience.

VESTIBULE

The property is entered through a composite double glazed front door with glass panel above which opens two check aboard ceramic tile flooring and an arched through way to the reception hall.



RECEPTION HALL

12'5 x 6'8

With a continuation of the checker board ceramic tile flooring from the vestibule to a reception hall with stairs of rising to the first floor accommodation with spin or balustrades, radiator, partially glazed pine door opening to the kitchen and pine doors off opening to the cloakroom WC, living room and dining room.



KITCHEN

12'8 x 7'3

The kitchen is fitted with a range of cream wall base and drawer units complimented by stainless steel handles with granite work surfaces housing stainless steel single bowl sink unit with mixer tap and pattern tile splashback. Integrated appliances include stainless steel oven, electric hob and extractor hood along with a washing machine and base level fridge and freezer. The flooring is quarry tiled with a sash window facing the rear elevation along with a composite double glazed stable style door which opens to the rear garden.



CLOAKROOM W.C.

8'7 x 3'8

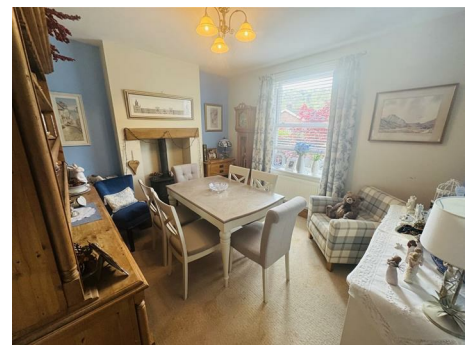
With a continuation of the checker board style ceramic tile flooring from the reception hall to cloakroom WC with a sash opaque window to the side elevation, a radiator and installed with a low-level WC along with a pedestal wash hand basin.



LIVING ROOM

12'5 x 11'8

A cosy living room with a sash window facing the rear garden with a radiator below and featuring an ornamental fireplace with quarry tile hearth and original Adam's style surround.



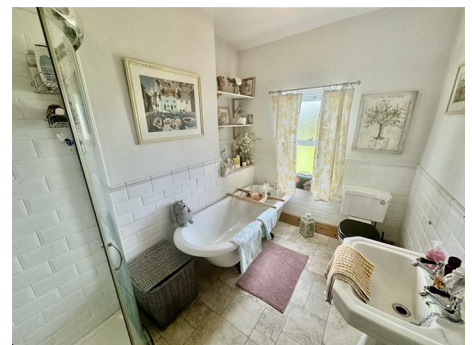
DINING ROOM

12'3 x 10'7

Having a sash window facing the front elevation with a radiator below and featuring a cast-iron multi fuel burner sitting on a slate effect tiled hearth below a Light oak mantle.

FIRST FLOOR LANDING

With the continuation of the banister and balustrades from the reception hall to a landing with access to the loft space and pine doors off opening to all three bedrooms and to the bathroom.



BATHROOM

9'9 x 7'4

A beautiful four piece bathroom suite comprising a Victorian style roll top bath with claw feet, a corner shower enclosure with thermostatic shower, a low-level WC and pedestal wash hand basin with partially tile walls, radiator and an opaque sash window facing the rear elevation.



BEDROOM ONE

14'1 x 12'3

Featuring the caste ornamental fireplace, a radiator and a sash window to the front elevation with views over hills and Woodlands to the front.



VIEWS



BEDROOM TWO

13'9 x 11'8

Having a cast iron and ornamental fireplace, a radiator and a sash window facing the rear elevation offering views over fields and hills to the rear.

BEDROOM THREE

10'7 x 4'8

With a radiator and a sash window to the front elevation game with views of the Hills and Woodlands to the front.



EXTERNALLY

The property is approached through an iron gate opening to a paved pathway with a lawn garden to the right hand side and directly to the front of the property is a well stocked planted and shrubbed garden. Timber side access leads to the rear garden. A timber gate opens to a side garden, which is predominantly later lawn with a timber shed and a paved pathway leading to a pave patio area and a lawn garden with established plants and trees along with a brick boundary wall to the rear side.



VIEW TO THE REAR



Services (Wrexham)

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

Tenure: Freehold

Council Tax: Band D - £2246.00

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.

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		
(69-80) C		
(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	