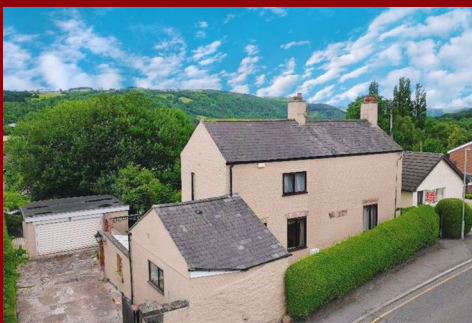


Town & Country

Estate & Letting Agents

Plas Kynaston Lane, Cefn Mawr, Wrexham

£375,000



Located in the village of Cefn Mawr, Wrexham, this charming detached home with an annexe presents a fantastic opportunity for families seeking flexible living arrangements or a spacious main residence with potential for additional income. Upon entering the property, you'll find three generously sized reception rooms and a well-appointed kitchen—each offering a distinct space for family gatherings, relaxed evenings, or entertaining guests. The interior offers significant potential for a new owner to personalise and make their own. Upstairs, the first floor comprises three spacious bedrooms and a family bathroom, providing ample accommodation for both family members and guests. The self-contained annexe adds a valuable layer of versatility to the property, making it ideal for multi-generational living, a home office, or a rental opportunity. It briefly consists of a lounge, kitchen/diner, bedroom, and bathroom. Externally, the property boasts attractive, well-maintained gardens, stunning views of the surrounding countryside, ample off-road parking, and an oversized garage. With its desirable location in Cefn Mawr, residents can enjoy the benefits of a welcoming community while remaining conveniently close to local amenities and transport links. This property is a rare and wonderful opportunity to acquire a spacious family home with the added advantage of a separate annexe.

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MAIN HOUSE -



LIVING ROOM

17'0 x 11'3

Carpeted flooring, windows to both front and rear elevations providing natural light, feature fireplace, staircase to the first floor, and door leading to the dining room.



DINING ROOM

8'4 x 11'0

Carpeted, two windows to the front and one to the rear, gas fire, access to the kitchen, and wall-mounted alarm panel.



KITCHEN

17'2 x 8'8

A fitted range of timber wall and base units with complementary worktops, composite sink and drainer with mixer tap, space for cooker, tiled flooring, windows to the rear and side, external door to the rear garden, wall-mounted Worcester gas combination boiler, ceiling spotlights, and loft access.

FIRST FLOOR LANDING

3'0 x 8'9

Carpeted, with doors to all bedrooms and bathroom. Window to the rear.



BEDROOM ONE

13'5 x 14'9

Carpeted with a window to the rear offering stunning views. Includes a built-in storage cupboard.



BEDROOM TWO

10'1 x 17'2

Carpeted with a window to the front.



BEDROOM THREE

8'6 x 10'4

Carpeted with a glazed door opening onto a balcony, boasting beautiful views.



BATHROOM

8'3 x 5'5

Fitted with a panelled bath and overhead shower, wash hand basin, WC, timber flooring, tiled walls, window to the rear, and loft access.

ANNEX -

ENTRANCE PORCH

Accessed via a composite front door, carpeted flooring, door to lounge, and housing the consumer unit.

LOUNGE

13"2 x 18"10

Carpeted, with windows to the front and side, and door leading to the kitchen/diner.



KITCHEN/DINER

16"1 x 9"9

Fitted wall and base units with complementary worktops, stainless steel sink and drainer, window and external door to the side. Vinyl flooring in the kitchen area, carpeted in the dining area. Loft access and door to inner hallway.



INNER HALL

8"6 x 10"4

Carpeted with doors to the bedroom, bathroom, and store room.



BEDROOM

12"6 x 18"2

Carpeted, with windows to the side and rear offering countryside views.

STORE ROOM

13"10 x 15"10

Houses a wall-mounted Worcester gas boiler, shelving, and carpeted floor.



BATHROOM

Panelled bath with shower attachment from the taps, WC, wash hand basin, window to the rear, vinyl flooring, and partially tiled walls.



EXTERNALLY

Oversized garage with inspection pit, up-and-over vehicle door, power, and lighting. Gated concrete driveway offering off-road parking and access to the garage. Gate to hardstanding area behind the garage, which includes a greenhouse. Tiled flooring, polycarbonate roof, timber entrance

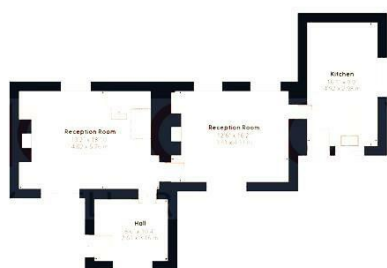
door, windows to side and rear, accessible from the rear garden. Well-maintained and attractive rear garden featuring a lawn, mature planting, and a brick-paved patio. Steps lead up to the kitchen door. Additional steps provide access to a hardstanding area adjacent to the entrances of both the main house and annex. Path and gate lead to the front garden. Designed for low maintenance with paved and gravel areas, enclosed by a hedge to the front.



Floor -1 Building 1



Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area⁽¹⁾

2413.71 ft²

224.24 m²

Reduced headroom

10.36 ft²

0.96 m²

(1) Excluding balconies and terraces

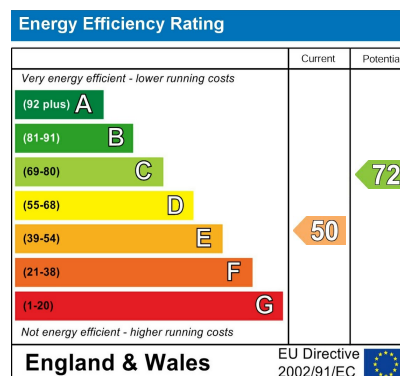
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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.