

Town & Country

Estate & Letting Agents

Dolydd Road, Cefn Mawr, Wrexham

£129,950



A well-presented two-bedroom end terrace with a cosy living room and fireplace, modern kitchen, ground floor bathroom, two bedrooms and a versatile loft room. Outside benefits include a low-maintenance forecourt, enclosed rear garden with shed and gazebo, rear and side access, off-road parking potential and a garage.

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DESCRIPTION

A well-presented two-bedroom end terrace featuring a stylish living room with fireplace, modern fitted kitchen, ground floor bathroom, two first-floor bedrooms, and a useful loft room. Externally, the property offers a low-maintenance front forecourt, enclosed rear garden with shed and gazebo, and both side and rear access with off-road parking potential plus a garage.



LOCATION

Cefn Mawr is a popular village situated on the edge of the beautiful Dee Valley, close to the UNESCO World Heritage Pontcysyllte Aqueduct. The area offers a range of local shops, schools, and amenities, while Wrexham town centre is just a short drive away. Excellent transport links provide easy access to the A483, connecting Chester, Oswestry, and beyond, making it a convenient yet scenic place to live.

ENTRANCE PORCH

The property is entered through a stained-glass UPVC double-glazed front door, which opens to ceramic tiled flooring. There is a side window and an oak door leading into the living room.



LIVING ROOM

11'6 x 10'0

With wood-grain effect laminate flooring, radiator, and a front-facing window. Additional features include a ceiling rose, oak door leading to the kitchen, and a living flame gas fire with stone surround and hearth.



KITCHEN

11'8 x 8'9

Fitted with a range of light wood-grain effect wall, base and drawer units with modern handles and ample work surface space. The kitchen houses a stainless steel one-and-a-half bowl sink with mixer tap and tiled splashback. Integrated appliances include a

stainless steel oven, four-ring gas hob, extractor hood, and fridge/freezer. There is also space and plumbing for a washing machine. The floor is ceramic tiled, with a radiator, rear-facing window, exposed beams, and recessed ceiling downlights.



REAR HALL

With ceramic tiled flooring, a stained-glass UPVC double-glazed back door, and a door leading to the bathroom.



BATHROOM

7'2 x 5'1

Installed with a three-piece suite comprising a panelled bath, low-level WC, and pedestal wash basin. Finished with panelled walls, porcelain tiled

flooring, radiator, and a panelled ceiling with inset extractor fan. An opaque window faces the rear elevation.

FIRST FLOOR LANDING

With wooden flooring and oak doors leading to both bedrooms.



BEDROOM ONE

11'5 x 9'5

A front-facing window, radiator, and a fitted double floor-to-ceiling wardrobe with wood-grain effect sliding doors and mirror inserts.



BEDROOM TWO

11'6 x 6'2

With wood-grain effect laminate flooring, a built-in shelved store cupboard, rear-facing window, radiator, and stairs with spindle balustrades rising to the loft. A storage cupboard is located beneath the stairs.

LOFT ROOM

10'0 x 10'4

Featuring exposed beams, fitted storage cupboards, wood-grain laminate flooring, and a rear-facing double-glazed skylight.



EXTERNALLY

To the front of the property is a low brick wall with brick pillars and an iron gate opening onto a paved and slate-chipped forecourt. The rear garden has both timber side access and double gated rear access, which can be used for off-road parking if required. The courtyard is concreted with outdoor lighting, water supply, and access to a timber shed. Beyond this is a brick-block paved garden with a gazebo and timber fence panels. At the far end is a prefabricated garage with up-and-over door, included in the property.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band B - £1706.00

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.

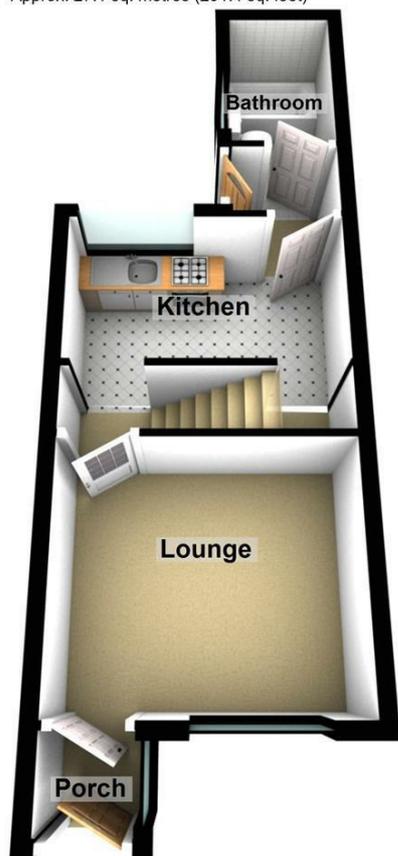
Mortgage Advice (Wrexham)

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

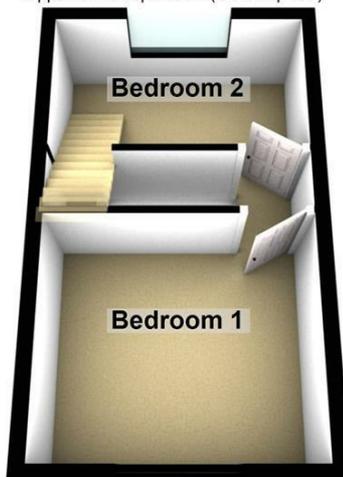
Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

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.

Ground Floor
 Approx. 27.1 sq. metres (291.4 sq. feet)



First Floor
 Approx. 21.4 sq. metres (230.0 sq. feet)



Second Floor
 Approx. 14.7 sq. metres (158.3 sq. feet)



Total area: approx. 63.1 sq. metres (679.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.