

# Town & Country

Estate & Letting Agents

Cae Glo, Cefn Mawr

Offers Over £125,000



A spacious two bedroom semi-detached property situated in a great location with far reaching views to Llangollen. The property comprises; entrance, lounge, kitchen, utility and bathroom on the ground floor, with two bedrooms on the first floor. Externally is a driveway and garage to front, with paved patio to side and rear. Viewing highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## Entrance

Double glazed door to front entrance.  
Doors to:

## Lounge

Wood burner effect electric fire with exposed stones. Exposed beams to ceiling. Double glazed window to front. Radiator.

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## Kitchen/Diner

Fitted with a range of wall, base and drawer units with complementary work surfaces. 1 & ½ stainless steel sink unit with splashback tiling. Integrated electric oven and hob. Tiled flooring. Double glazed door to rear.

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## Utility

Space for washing machine. Space for fridge-freezer. Double glazed window to rear. Door to bathroom.

## Bathroom

Low level W/C. Pedestal wash hand basin. Panel

## Landing

Doors to:

## Bedroom One

Fitted wardrobes with recently installed (2020) Combi-boiler inside. Loft access. Double glazed window to front. Radiator.

## Bedroom Two

Double glazed window to rear. Radiator. Exposed beams.

## Garage

Single garage with up and over door.

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## Outside

Driveway to front providing ample off road parking. Paved area and steps leading to property. Paved patio area wrapping around property to side and rear. Elevated area with trees and shrubs.

## Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

## To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

## Services

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

## Mortgage Advice

Town and Country Property Services 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.

## Hours of Business

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.



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.

