Town & Country
Estate & Letting Agents

Dolydd Road, Cefn Mawr, Wrexham

Offers Over £139,950

This well-presented home has been improved throughout with newly fitted radiators, modern internal doors, fresh flooring, and contemporary finishes. Offering versatile living accommodation including a dedicated home office, spacious lounge, fitted kitchen, ground-floor bathroom, two bedrooms, and a low-maintenance rear garden, the property would make an ideal first-time purchase or investment opportunity.

Imperial Buildings, King Street, Wrexham, LL11 1HE
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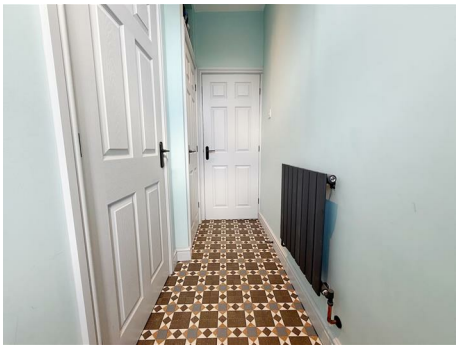
DESCRIPTION

This well-presented home has been modernised throughout, featuring new radiators, updated internal doors, stylish flooring, and contemporary décor. Offering flexible living space with a home office, spacious lounge, fitted kitchen, ground-floor bathroom, two bedrooms, and an easy-maintenance rear garden, it is ideal for first-time buyers or investors

LOCATION

Cefn Mawr is a well-established village on the outskirts of Wrexham, offering a good range of local amenities including shops, schools, and healthcare facilities. The area enjoys excellent transport links to Wrexham, Oswestry, and surrounding areas, while nearby attractions such as the Pontcysyllte Aqueduct and Dee Valley provide beautiful countryside and leisure opportunities. Its blend of convenience and community makes it a popular place to live.



ENTRANCE HALL

Entered via a UPVC double-glazed front door, the welcoming entrance hall features practical lino flooring, spotlights, and a newly fitted radiator. The property benefits from new internal doors with contemporary handles throughout. A useful storage cupboard provides ample space for coats, shoes, and everyday household essentials.

OFFICE

6'8 x 8'9

Located at the front of the property, this versatile office space is fitted with newly laid grey carpet and benefits from a UPVC double-glazed window overlooking the front elevation. Additional features include spotlights, a newly fitted radiator, and a built-in storage cupboard.

LIVING ROOM

11'9 x 12'6

A comfortable and well-presented reception room featuring grey carpet flooring and UPVC double-glazed patio doors opening onto the rear garden. The room also benefits from a newly fitted radiator and an attractive fireplace with newly tiled surround, creating a focal point within the space.

KITCHEN

11'9 x 12'6

The kitchen is fitted with a range of wall and base units complemented by black worktops and ceramic tiled flooring. There is space for a washing machine, freestanding oven, and fridge freezer. A UPVC double-glazed window overlooks the side/rear elevation, while a newly fitted radiator completes the room.

DOWNSTAIRS BATHROOM

6'0 x 6'9

The ground-floor bathroom comprises a bath with shower over, pedestal wash hand basin, and WC. The room benefits from tiled flooring, a heated towel radiator, ventilation, and a UPVC double-glazed window to the side elevation.

BEDROOM ONE

9'3 x 11'6

A generously sized double bedroom fitted with grey carpet and a UPVC double-glazed window overlooking the front elevation. The room also benefits from a newly fitted radiator and access to an adjoining WC, which also connects to Bedroom Two.

BEDROOM TWO

9'1 x 10'9

A well-proportioned second bedroom featuring grey carpet, a UPVC double-glazed window overlooking the rear elevation, a newly fitted radiator, and a new internal door providing access to the upstairs WC.

UPSTAIRS WC

Conveniently positioned between the two bedrooms, the upstairs WC is accessible from both rooms, providing added practicality and convenience.

EXTERNALLY

The enclosed rear garden has been designed for low maintenance and features a combination of decking and artificial lawn. Access is available via the living room patio doors or the rear entrance door. A timber gate provides access to the garage and the side of the property.

REAR GARDEN

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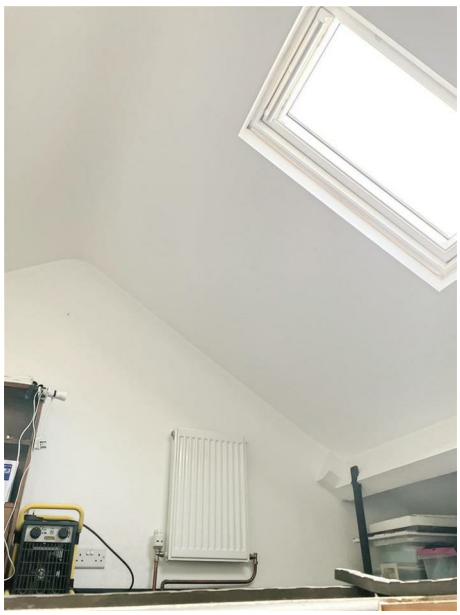
LOFT STORAGE ROOM



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Services (Wrexham)

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

Tenure - Freehold
Council Tax - Band B

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.

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.

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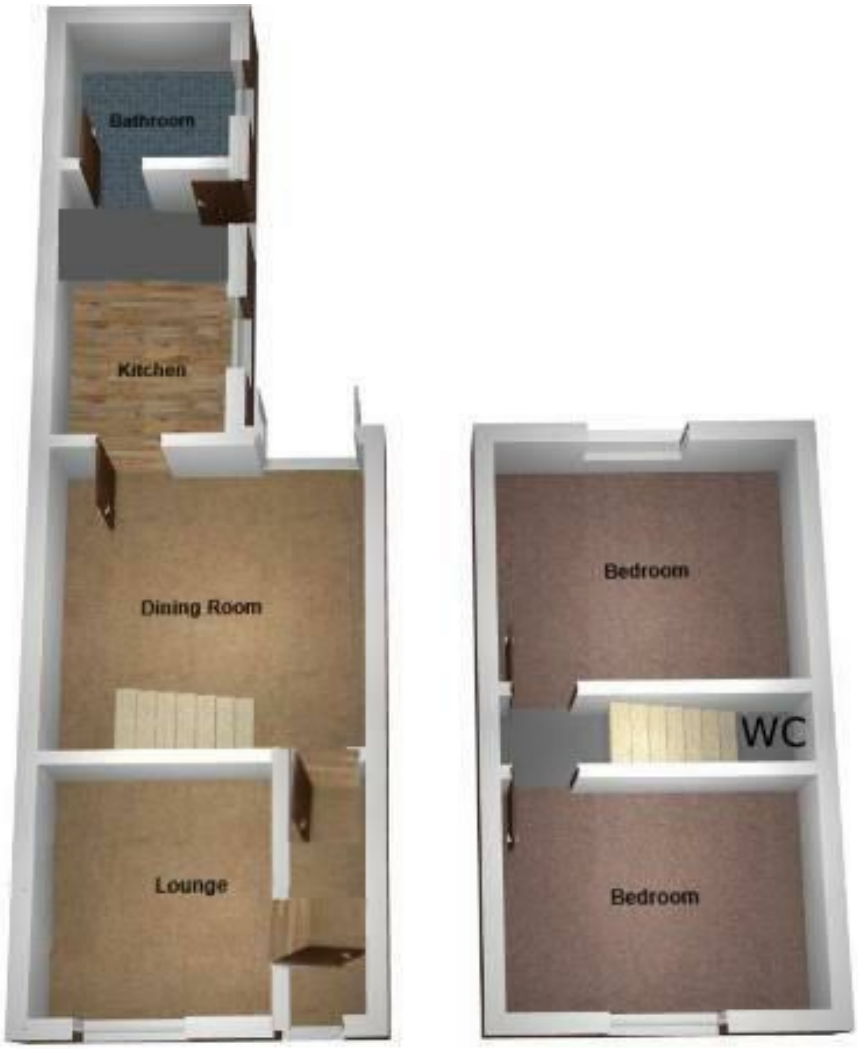

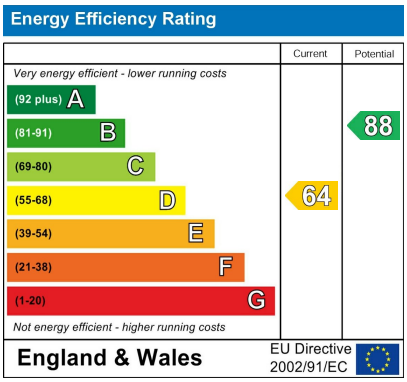

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