

Town & Country

Estate & Letting Agents

Heol Cefnydd, Cefn Mawr, Wrexham

£110,000



This three-bedroom semi-detached home offers excellent potential for buyers looking to modernise and create a home to their own taste. Benefiting from UPVC double glazing and gas central heating, the accommodation comprises an entrance hall, spacious living room, separate dining room (currently utilised as a ground floor bedroom), fitted kitchen, side utility hallway with cloakroom/WC, three first-floor bedrooms, and a wet room. Externally, the property enjoys generous front and rear gardens, shared vehicle access to the side, and off-road parking to the rear. Please note the property is of non-standard (non-conventional) construction.

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DESCRIPTION

A three-bedroom semi-detached home offering fantastic potential for modernisation. Featuring two reception rooms, a fitted kitchen, utility area, ground floor WC, wet room, generous gardens, shared side access, and off-road parking to the rear. Benefiting from UPVC double glazing and gas central heating, this property presents an excellent opportunity for first-time buyers, investors or those looking to create their ideal family home. Please note the property is of non-standard construction.



LOCATION

Situated in the popular village of Cefn Mawr, this property is ideally positioned within easy reach of a range of local amenities including shops, supermarkets, cafés, schools and healthcare facilities. The area offers excellent road links to Wrexham, Oswestry and the A483, while nearby Ruabon railway station provides convenient transport connections. Surrounded by the beautiful Dee Valley and close to the Pontcysyllte Aqueduct, the village is well placed for enjoying scenic countryside walks and outdoor pursuits.

ENTRANCE HALL

11'7 x 6'4

Accessed via the front door, the welcoming entrance hall features stairs rising to the first-floor accommodation,

a radiator, and doors leading to the principal ground floor rooms.



LIVING ROOM

13'4 x 11'7

A spacious reception room featuring a marble Adam-style fireplace as the focal point, a radiator, and a window overlooking the front elevation. Double doors open through to the dining room, creating an ideal space for entertaining.

DINING ROOM

9'9 x 8'2

Currently utilised as a ground floor bedroom, this versatile room benefits from a window overlooking the rear garden and a radiator, making it suitable for a variety of uses including a dining room, home office or playroom.



KITCHEN

10'3 x 8'2

Fitted with a range of light grey shaker-style wall, base and drawer units complemented by solid wood work surfaces and stainless steel handles. The kitchen incorporates a Belfast sink with mixer tap, integrated oven, hob and

extractor hood, together with space and plumbing for a washing machine. A window overlooks the rear elevation, while an opaque UPVC double-glazed door provides access to the side hallway.

SIDE HALLWAY / UTILITY

7'9 x 3'8

Providing additional utility space with plumbing for a washing machine and a wall-mounted storage cupboard. An opaque UPVC double-glazed door opens to the side of the property, whilst a lever latch door leads to the cloakroom/WC.

CLOAKROOM W.C.

Comprising a low-level WC and a corner wash hand basin.

FIRST FLOOR LANDING

With a window to the side elevation, loft access, a sliding door leading to the shower room, and doors providing access to all three bedrooms.



SHOWER ROOM

6'6 x 5'6

Designed as a wet room with a floor drain, wall-mounted electric shower and fold-down seat. The room also includes a low-level WC, pedestal wash hand basin, partially tiled walls, radiator, and an opaque window to the rear elevation.

BEDROOM ONE

11'7 x 11'0

A generous double bedroom featuring

two built-in storage cupboards, a window to the front elevation, and a radiator.



BEDROOM TWO

13'6 x 8'6

A well-proportioned double bedroom with a window overlooking the rear garden and a radiator.

BEDROOM THREE

9'0 (max) x 8'5

A comfortable third bedroom with a window to the front elevation and a radiator.



EXTERNALLY

To the front, the property benefits from a generous lawned garden with a ramp leading to the front entrance. Shared vehicle access runs along the side of the property to the rear, where there is off-road parking, a predominantly lawned rear garden enclosed by fencing, and an outside water supply.

Services (Wrexham)

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

Tenure - Freehold

Council Tax Band B - £1.706.00

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.

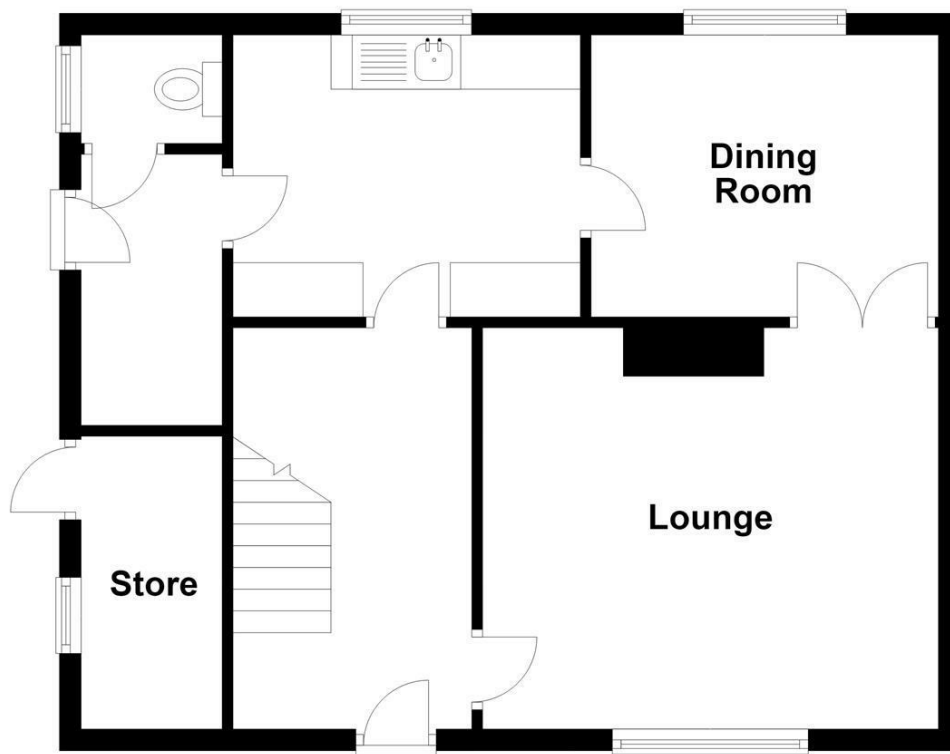
Mortgage Advice (Wrexham)

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. 50.6 sq. metres (544.2 sq. feet)



Total area: approx. 91.8 sq. metres (987.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	68
(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.