



Cae'r Efail, Bwlchwyn LL11 5YT

£220,000

NO CHAIN !!Welcome to this charming semi-detached house located in the picturesque village of Bwlchwyn, Wrexham. This lovely property boasts a spacious reception room and modern kitchen/diner, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to unwind and make themselves at home. The property features a well-maintained bathroom, ensuring your comfort and convenience. Spanning across 764 square feet, this house offers a comfortable living space for you to enjoy. Additionally, the parking area provides space for up to three vehicles, making it convenient for you and your guests. The property is features an attractive enclosed rear garden. Nestled in the tranquil surroundings, this house offers a peaceful retreat from the hustle and bustle of everyday life. The property is located in the semi rural village of Bwlchwyn which boasts lovely scenery, nice country walks, primary school and still has excellent road links to Wrexham, Ruthin and the A483. Don't miss out on the opportunity to own this delightful home in Bwlchwyn. Book a viewing today and discover the endless possibilities that this property has to offer.

- A THREE BEDROOM SEMI DETACHED HOUSE
- SPACIOUS LOUNGE
- ENCLOSED GARDEN
- POPULAR VILLAGE LOCATION
- FAR REACHING VIEWS
- WELL PRESENTED INTERNAL ACCOMMODATION
- KITCHEN/DINER
- OFF ROAD PARKING & CAR PORT
- OIL FIRED CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED!



Entrance Hall

Upvc front door, carpet, stairs to first floor, door to living room, window to front.

Living Room

Carpet, generous bay window window to front providing an excellent degree of natural light, door to kitchen/diner.

Kitchen/Diner

Fitted range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, 4 ring electric hob, single oven, extractor, space for washing machine, tiled splash back, tiled floor, door to under stairs cupboard, housing oil fired boiler, window to rear, French style doors to patio rear garden.

Bedroom One

Carpet, window to front with far reaching views over the Cheshire plains.

Bedroom Two

Carpet, window to rear.

Bedroom Three/Home Office

Carpet, window to front.

First floor landing

Carpet, window to side, doors to three bedrooms and bathroom. Airing cupboard and loft access.

Bathroom

Panel bath with recently installed electric shower over, wc, hand wash basin, window to rear, extractor, recently fitted vinyl flooring, heated towel rail.

Outside

A wonderful enclosed rear garden enjoying a pleasant aspect towards an adjacent woodland, patio adjacent and level with the house, steps up to gravel area with planting beds, further steps up to lawn, timber garden store, outdoor power, outdoor

tap.

Gated covered car port along side house, gate to rear garden

Concrete front drive providing ample off road parking.

Important Information

*Key facts interactive report link available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

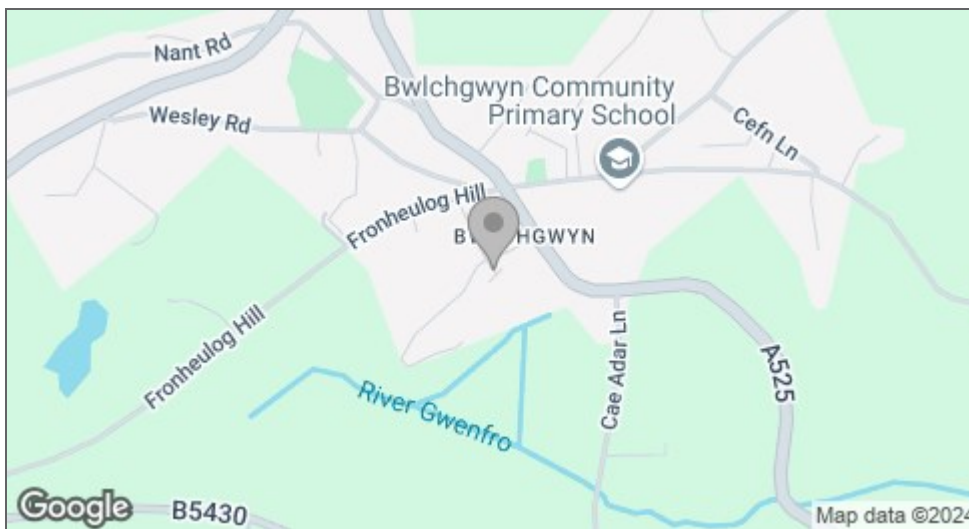
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(54-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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