



Shirley and Fron View

Cefn Mawr | Wrexham | LL14 3AT

£425,000

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Situated in the village of Cefn Mawr, Wrexham, this delightful house with an annexe offers a brilliant opportunity for families seeking a versatile living arrangement or spacious main residence with an income opportunity on site. Upon entering the detached house, you will find three generously sized reception rooms and a kitchen, each providing a unique space for family gatherings, quiet evenings, or lively social events. The property offers huge potential for a new owner to put their own stamp on the internal accommodation. To the first floor are three spacious bedrooms and a family bathroom, ensuring ample accommodation for family members or guests. The annexe adds an extra layer of versatility to the property, making it ideal for extended family living, a home office, or even a rental opportunity. This additional space briefly comprises a lounge, kitchen/diner bedroom and bathroom. Externally the property boasts stunning views of the surrounding countryside, attractive well maintained gardens, ample off road parking and an over size garage. With its prime location in Cefn Mawr, residents can enjoy the benefits of a friendly community while being within easy reach of local amenities and transport links. This property is a wonderful opportunity for those looking to invest in a spacious family home with the added advantage of an annexe. Do not miss the chance to make this charming house your new home.

- A THREE BEDROOM DETACHED HOUSE
- WITH A ONE BEDROOM ANNEX/BUNGALOW
- WOUNDERFUL FAR REACHING VIEWS
- POTENTIAL FOR IMPROVEMENT
- AMPLE OFF ROAD PARKING & GARAGE
- WELL MAINTAINED GARDENS
- VIEWING HIGHLY RECOMENDED!
- NO CHAIN!



Shirley - Detached main residence

Reception hall - Carpet, window to rear, Upvc entrance door, double doors to living room.

Living room - Carpet, windows to front and rear, fireplace, stairs to first floor, door to dining room.

Dining room - Carpet, two windows to front, window to rear, gas fire, door to kitchen. Alarm Panel.

Kitchen - Fitted timber range of wall and base units, complementary worktops, composite sink/drain, mixer tap, space for cooker, tiled floor, windows to rear and side, external door to rear, wall mounted Worcester gas combi boiler, spotlights, loft access.

First floor landing - Carpet, doors to bedrooms and bathroom, window to rear.

Bedroom One - Carpet, window to rear with stunning views, built in storage cupboard.

Bedroom Two - Carpet, window to front.

Bedroom Three - Carpet, glazed door opening onto the balcony with beautiful views.

Bathroom - Panel bath with shower over, wash hand basin, wc, timber flooring, tiled walls, window to rear, loft access.

Shirley, Plas Kynaston Lane, Cefn Mawr, Wrexham
<https://find-energy-certificate.service.gov.uk/energy-certificate/9339-3049-0204-4105-5200>

Y Fron - One Bedroom Bungalow/Annex

Entrance porch - Composite front door, carpet,

door to lounge, consumer unit.

Lounge - Carpet, windows to side and front, door to kitchen/diner.

Kitchen/Diner - Fitted range of wall and base units, complementary worktops, stainless sink drainer window and external door to side vinyl flooring in kitchen carpet in dining area loft access door to inner hall

Inner hall carpet doors to bedroom bathroom and store room

Bedroom carpet windows to side and rear with countryside views

Store room with wall mounted worcester gas boiler shelving carpet

Bathroom panel bath with shower from taps wc hand wash basin window to rear vinyl flooring part tiled walls

Front garden with pedestrian gate concrete hardstanding

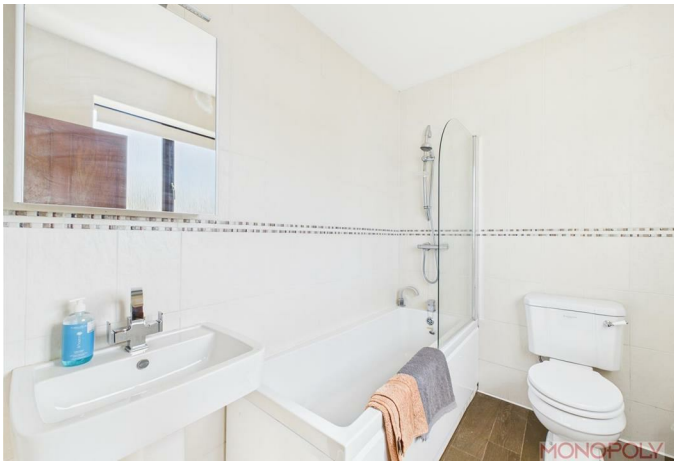
Store room located under the bungalow a generous space with potential for conversion subject to planning permission and building regulation approval

Fron View, Plas Kynaston Lane, Cefn Mawr, Wrexham
<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2803-2440-2595-1911>

Garage

Oversized garage with inspection pit, up and over vehicle door, power and lighting.





Outside

Off road parking on a gated concrete drive leading to the garage, gate to hardstanding area to rear of the garage with greenhouse.

Garden room/potting shed - Tiled floor, polycarbonate roof, timber entrance door, windows to side and rear, access from rear garden.

An attractive and well maintained garden with lawn, mature planting and brick paved patio, steps up to kitchen door, another set of steps provides access to a hardstanding area adjacent the entrances to the main property and annex, path and gate to front.

Front garden - Low maintenance with paving and gravel, hedge to front.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections.
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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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.
Your home maybe repossessed if you do not keep up repayments on your mortgage







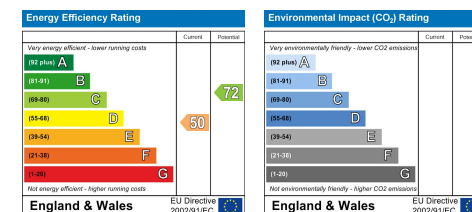


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