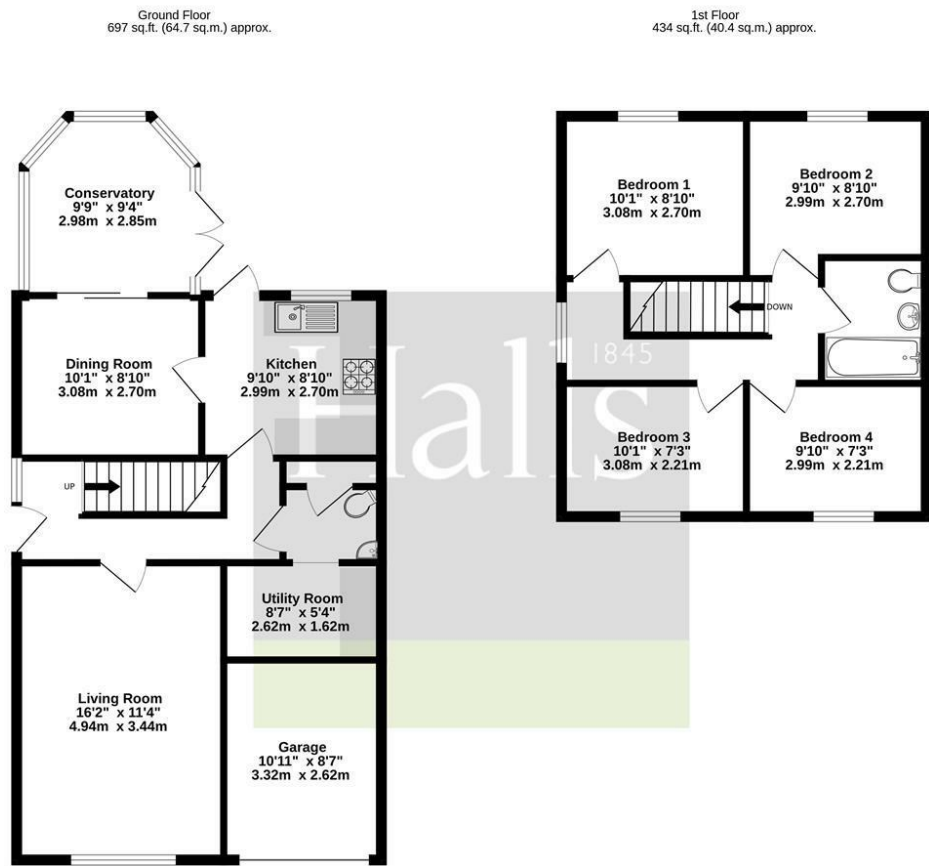


FOR SALE

194 Cae Gwilym Lane, Cefn Mawr, LL14 3PE



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

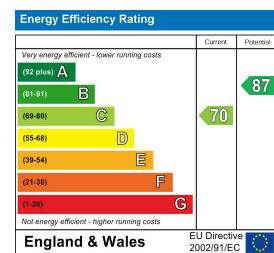
Offers In The Region Of £250,000

194 Cae Gwilym Lane, Cefn Mawr, LL14 3PE

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A deceptively spacious four-bedroom semi-detached family home benefitting from very generous driveway parking, attractive rear gardens, and views over Ty Mawr Country Park to the front, conveniently situated on the edge of Cefn Mawr.



01691 622 602

Ellesmere Sales
 The Square, Ellesmere, Shropshire, SY12 0AW
 E: ellesmere@hallsgb.com



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2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Four-Bedroom Family Home
- Front and Rear Gardens
- Generous Driveway Parking
- Convenient for Transport Links
- Fronting onto Ty Mawr Country Park
- Edge of Cefn Mawr

DESCRIPTION

Halls are delighted with instructions to offer 194 Cae Gwilym in Cefn Mawr for sale by private treaty.

194 Cae Gwilym is a deceptively spacious four-bedroom semi-detached family home benefitting from very generous driveway parking, attractive rear gardens, and views over Ty Mawr Country Park to the front, conveniently situated on the edge of Cefn Mawr.

Internally, the property offers a deceptive amount of smartly-presented and well-designed living accommodation which has been much improved by the current vendors with, most notably, all new glazing and doors having been installed in '22 whilst, at present, comprising, on the ground floor, an Entrance Hall, Living Room, Kitchen, Dining Room, Cloakroom, Conservatory, and Utility, together with four first floor Bedrooms and a family Bathroom.

Externally, the property boasts gardens to the front and rear, with the former of these boasting very generous parking for substantial number of vehicles, with, to the rear of the property, an attractive rear garden which comprises an area of shaped lawn bordered by a paved patio area which offers an ideal space for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES:

The property is entered via a composite front door with opaque glazed panel, flanked to one side by further opaque glazed panelling in to an:

ENTRANCE HALL

Fitted carpets as laid, carpeted stairs rising to the first floor, and a door leading in to the:

LIVING ROOM

16'2" x 11'3" [4.94m x 3.44m]

Fitted carpet as laid, UPVC double glazed windows to front elevations allowing views over Ty Mawr Country Park, with an opaque internal window allowing light back in to the hallway.

KITCHEN

9'9" x 8'10" [2.99m x 2.7m]

Tiled flooring, UPVC double glazed window on to rear elevation, composite rear door with glazed panel showing views over the garden, and a fitted kitchen to comprise: a selection of base and wall units with tiled splashbacks and roll topped work surfaces above, four ring gas hob with electric double oven beneath and extractor hood above, with integrated appliances to include: an Electrolux dishwasher alongside an integrated undercounter fridge. A further door leads in to the:

DINING ROOM

10'1" x 8'10" [3.08m x 2.7m]

Fitted carpets as laid, patio doors leading out to the:

CONSERVATORY

9'9" x 9'4" [2.98m x 2.85m]

Tiled flooring, glazing on to three aspects with double opening UPVC doors out on to patio area and garden beyond along with a ceiling light with fan attachment.

CLOAKROOM

Wood effect laminate flooring, corner low flush WC and corner wall pedestal hand basin with (H&C) mixer tap above, a door in to a useful storage cupboard.

A planned walkway leads through from the Cloakroom in to the:

UTILITY ROOM

8'7" x 5'3" [2.62m x 1.62m]

A continuation of the wood effect laminate flooring, planned space for upright appliances, wall mounted cupboards with roll topped work surface beneath and, beneath this, planned space for further freestanding appliances.

FIRST FLOOR LANDING

A continuation of the fitted carpet as laid, UPVC double glazed window on to side elevation, inspection hatch to loft space and door leading in to:

BEDROOM ONE

10'1" x 8'10" [3.08m x 2.7m]

Fitted carpet as laid, UPVC double glazed window on to rear elevation.

BEDROOM TWO

9'9" x 8'10" [2.99m x 2.7m]

Fitted carpet as laid, UPVC double glazed window on to rear elevation.

BEDROOM THREE

10'1" x 7'3" [3.08m x 2.21m]

Fitted carpet as laid, UPVC double glazed window on to front elevation and views over Ty Mawr country park beyond.

BEDROOM FOUR

9'9" x 7'3" [2.99m x 2.21m]

Fitted carpet as laid, UPVC double glazed window on to front elevation allowing vies over Ty Mawr again.

FAMILY BATHROOM

Tile effect vinyl flooring, fully tiled walls and bathroom suite to comprise: a panelled bath with (H&C) mixer tap, with shower attachment alongside an electric Triton shower, pedestal hand basin (H&C) and low flush WC.

OUTSIDE

The property is approached over a tarmac driveway which offers a number of lower level parking spaces, this rising to a concrete driveway which offers space for further parking, flanked to one side by a lawned area, and leading on to the:

GARAGE

10'10" x 8'7" [3.32m x 2.62m]

(a portion of the Garage has been transformed in to the Utility Room)

Offering an ideal space for external storage at present comprising a metal up and over front door, concrete floors and with power and light laid on.

A concrete pathway leads via a mid height metal gate to the side of the property on to the front door and via a full height timber gate to the:

REAR GARDEN

A most notable feature of the property having been well maintained by the current vendors to, at present, comprise a generous paved patio area bordered by an established floral/herbaceous bed which represents an ideal space for outdoor dining and entertaining, this leading on via a low level stone wall to an area of shaped lawn which is again bordered by established floral and herbaceous beds with steps leading up to a further area which could become a further patio area.

SERVICES

We understand that the property has the benefit of mains water, gas, drainage, and electricity.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

COUNCIL TAX

The property is in Band ' D ' on the Wrexham Borough Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY2 0AW.