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# Wingetts

More than just estate agents

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## **110 High Street, Cefn Mawr, LL14 3BY**

### **Best Offers Around £115,000**

A great opportunity to renovate this charming cottage with sunny aspect garden and parking. The views over the valley are simply stunning and can be seen through the majority of the windows and the rear garden. The accommodation is versatile and can be restored into a family home or potential to create two apartments (subject to any planning consents), briefly comprising entrance door to lower ground lounge with open fire, store off and utility/sitting room with access into the rear garden. The first floor opens into the kitchen/diner with double bedroom off and shower room. Externally the rear garden has a useful brick store, shed and gated access to parking area. NO CHAIN - CASH BUYERS ONLY

## Location

The Village of Cefn Mawr is situated approximately 7 miles from Wrexham and 5 miles from the popular Tourist Town of Llangollen and enjoys excellent link roads via the A483 by-pass giving access into Wrexham, Chester, Shropshire and the North Wales Coast. The Village is steeped in history and has been expanding in both size and facilities in recent years, which includes a Tesco Supermarket and a good range of convenient shopping facilities and social amenities. In close proximity to the World Heritage Pontcysyllte Aqueduct which attracts many visitors throughout the year.

## Accommodation

Entrance door opens into porch with internal door to:-

### Lounge 15'10" x 14'0" (4.85 x 4.28)

Sash window to rear overlooking the garden, open fire in surround, radiator and doors off to:-

### Store

Useful store room with sink unit, mains electric board.

### Utility/Sitting Room 9'3" x 8'4" (2.84 x 2.56)

Versatile room, currently having shower, plumbing for washing machine, open fire in surround. External door to garden.

## On The First Floor

Stairs from the lounge rise into:-

### Kitchen/Diner 10'1" x 14'1" (3.08 x 4.31)

Base and wall units with sink to kitchen area, wall mounted boiler, window to side, ceiling hatch to roof space.

### Bedroom 9'9" x 14'1" (2.98 x 4.31)

Good sized double bedroom with window to rear enjoying far reaching views over the valley.

### Shower Room 9'3" x 8'4" (2.84 x 2.56)

Another versatile room, currently used as the the main shower room, with shower enclosure, w.c, windows to front and rear and external door to High Street.

## Outside

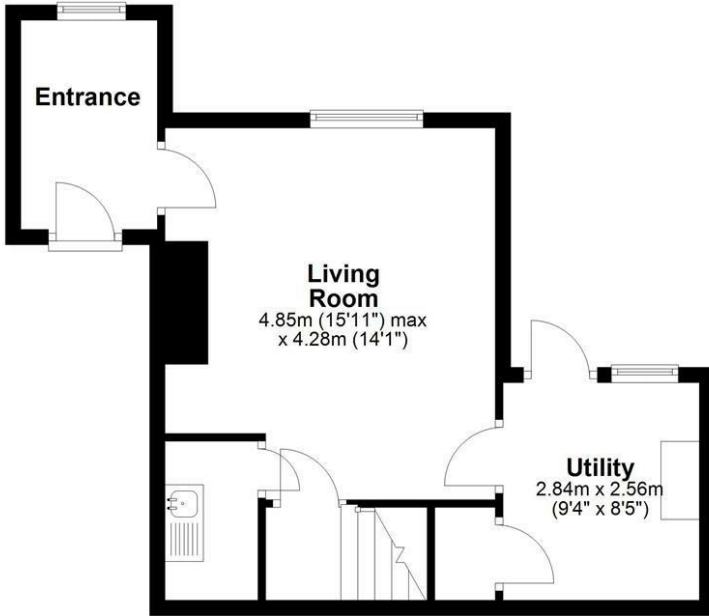
Externally there is a large rear garden with patio areas, brick store, shed and gated access leads to the parking area with further shed.



# Floor Plan

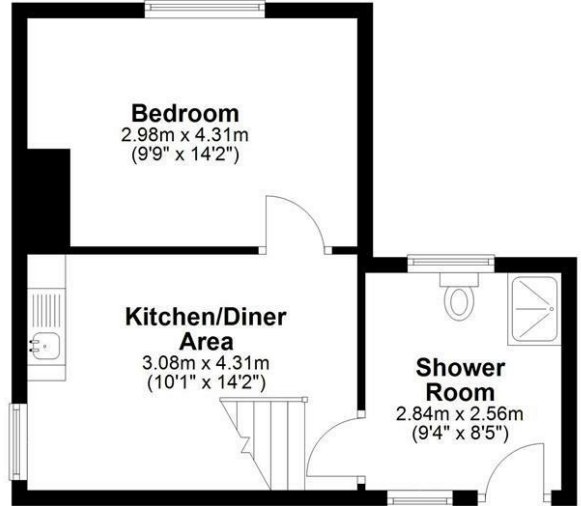
## Ground Floor

Approx. 39.0 sq. metres (419.3 sq. feet)



## First Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



Total area: approx. 73.0 sq. metres (786.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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