



**Quarry Bank House Tan Y Graig, Wrexham, LL14 3DD**

**Price £160,000**

New Build opportunity with structure and roof in place. Quarry Bank House has planning approval for a three bedroom detached house, offering the buyer the opportunity to create their ideal family home, scope to create a rear tiered garden, parking and offering an ideal setting elevated above the village of Cefn mawr with views over the Dee Valley.

### Location

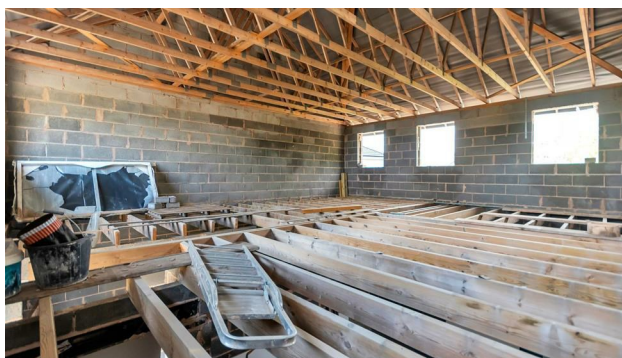
Set on the perimeter of the village of Cefn Mawr which has undergone major investment in the shopping area in recent years and offers a range of day to day facilities and amenities including a chemist, hairdressers and a "Tesco" supermarket. The popular tourist town of Llangollen is only a short driving distance away and the nearby village of Ruabon benefits from a train station. There are good road links to the A483 which allows for daily commuting to the major commercial and industrial centres of the region.

### Services

There are connections to be made available for gas and electric on the perimeter of the building.

### Planning

Wrexham County Council Planning Ref - P/2007/0954





### Area Map



### Energy Efficiency Graph

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

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