

Wingetts

More than just estate agents



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

Price £140,000

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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