



14 Hill Street, Cefn Mawr, LL14 3AY
Offers In The Region Of £100,000

A well presented two bedroom detached cottage situated in the village of Cefn Mawr within walking distance to all amenities and primary school. The cottage benefits from UPVC double glazing, gas central heating and fully rental compliant. The accommodation briefly comprises fitted kitchen, lounge, two double bedrooms and modern shower room. NO CHAIN. Energy Rating D

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

UPVC entrance door with glazed panel and canopy over opens into:-

Kitchen

Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit with UPVC double glazed window above, space for cooker, wall mounted gas combination boiler, part tiled walls, tiled floor, radiator.

Lounge

UPVC double glazed window, radiator, spot lights to ceiling, staircase off to the first floor.

On The First Floor

Stairs rise from the lounge to the first floor landing with doors off to all rooms.

Bedroom One 8'9" x 9'0" (2.69 x 2.75)

UPVC double glazed window to side, radiator.

Bedroom Two 8'9" x 9'1" (2.68 x 2.77)

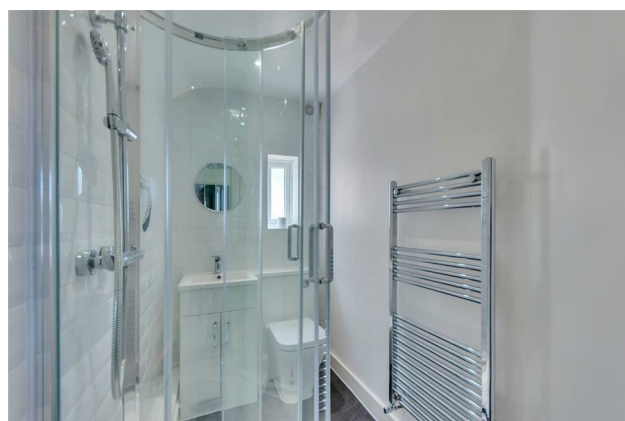
UPVC double glazed window to front with far reaching views, built in wardrobes and drawer unit with over bed storage, radiator.

Shower Room

Shower enclosure with mains shower, w.c, wash hand basin set in vanity unit with storage below, part tiled walls, heated towel rail, extractor and UPVC double glazed window.

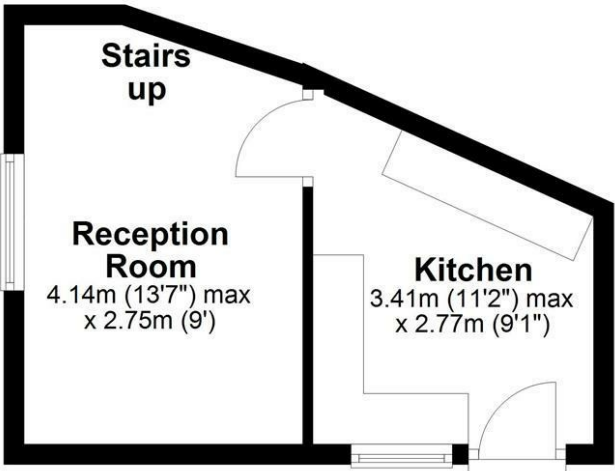
Outside

Side gated entrance leads to the front door.

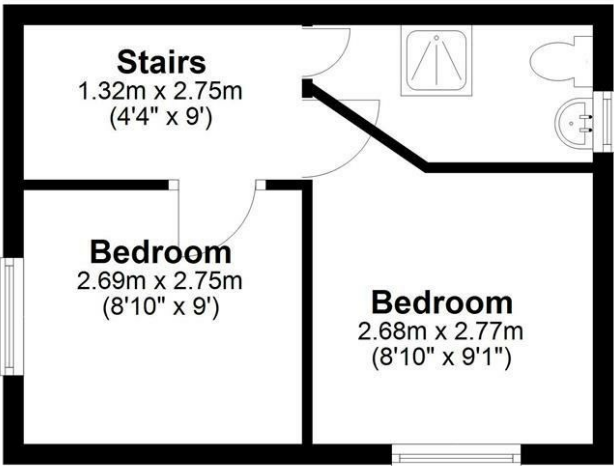


Floor Plan

Ground Floor

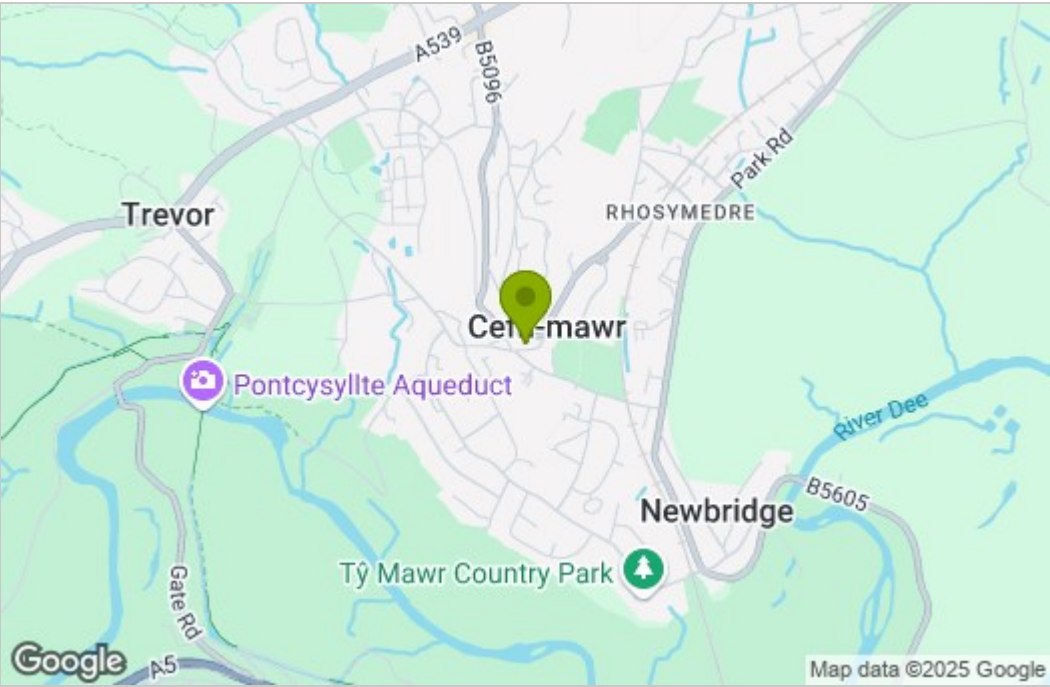


First Floor

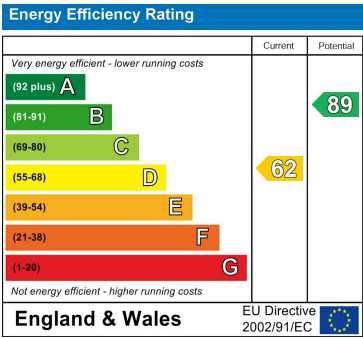


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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