



67 Bro Gwilym, Cefn Mawr, LL14 3NU

Price £149,950

A well presented two double bedroom terrace house located within walking distance to Ty Mawr Country Park.

The property benefits from a generous sunny aspect rear garden with decked patio, lawn and store. The accommodation briefly comprises entrance door to welcoming hallway, lounge/diner, fitted kitchen, two double bedrooms and bathroom. Garden to front with street parking.

Location

Situated in the village of Cefn Mawr, which 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.

Accommodation

UPVC double glazed entrance door opens into:-

Entrance Hall

Welcoming entrance hall with useful understairs cupboard, stairs rise to the first floor, doors off to:-

Lounge/Dining Room 19'4" x 10'11" (5.91 x 3.35)

Open aspect lounge/diner with dual aspect windows to front and rear, electric fire in surround, tall modern radiator.

Kitchen

Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap, space for cooker, plumbing for washing machine, part tiled walls, wall mounted "Worcester" combi boiler, external door to garden with windows to either side.

On The First Floor

Stairs rise from the entrance hall to the first floor landing with ceiling hatch to roof space and doors off to all rooms.

Bedroom One 8'11" x 46'3" (2.73 x 14.1)

UPVC double glazed window to front, useful over stairs storage cupboard, radiator.

Bedroom Two 10'4" x 10'11" (3.16 x 3.35)

UPVC double glazed window to rear, radiator and store cupboard.

Bathroom

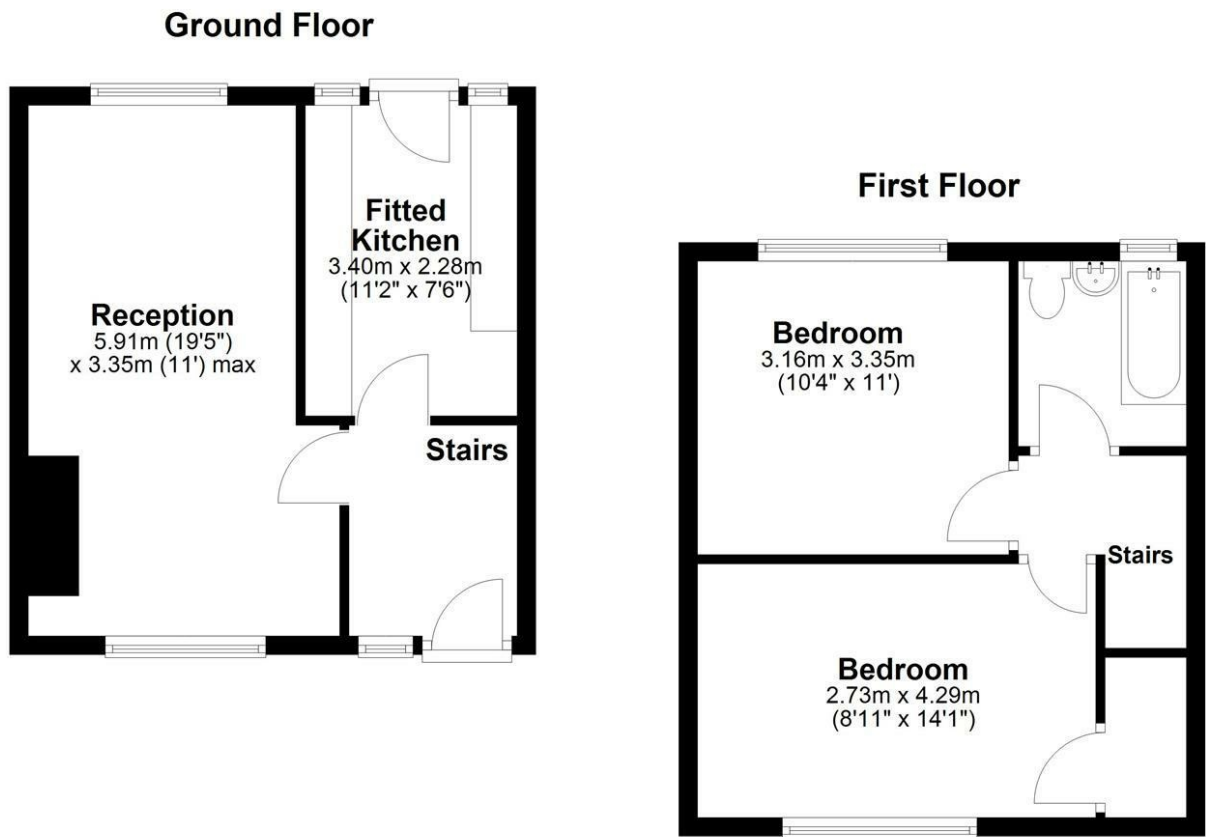
Bath with electric shower over, w.c, wash hand basin, heated towel rail, window to rear, part tiled walls, extractor.

Outside

Steps lead down to the entrance door with lawned garden, gravelled borders and shrubs, shared alley leads into gated access into the sunny aspect rear garden which is a particular feature of the property. Lawned area with raised decked patio, having lighting to edge and views over the Welsh hills, a lovely outdoor entertaining area, useful outbuilding, outside water tap and lighting.

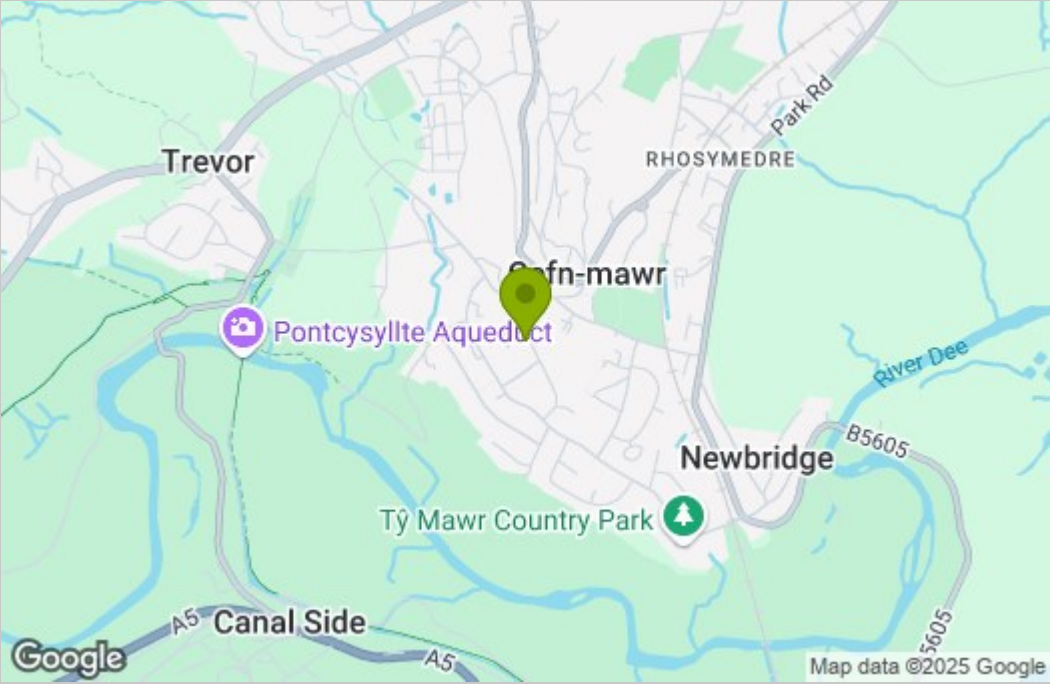


Floor Plan

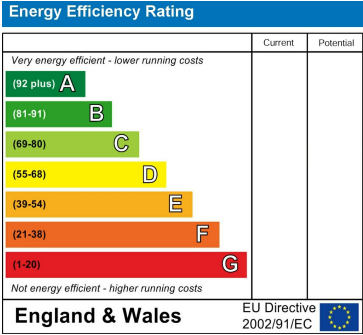


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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