



**Former Heritage Salon & Apartment, Crane Street, Cefn Mawr, LL14 3AB**  
**Price £99,950**

A great opportunity for owner occupier or Investor. A two storey end of terrace property having mixed use with former beauty salon to the ground floor and one bedroom apartment to the first floor. The ground floor has two rooms, spacious kitchen and W.C. The apartment has kitchen to the ground floor with spacious lounge, double bedroom and shower room on the first floor. NO CHAIN



### 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 bypass 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.

### Former Salon

The former Heritage salon briefly comprises double fronted shop premises with central door leading to:

**Front Beauty Room 15'6 x 9'9 (4.72m x 2.97m )**

An internal door leads into a:

**Second Beauty Room 15'6 x 6'6 (4.72m x 1.98m)**

**Kitchen Area & W.C totaling 14'5 x 9'6 (totaling 4.39m x 2.90m)**

Fitted units, sink, door to conservatory which is the fire escape for this and neighbouring shop to external door.

### Apartment

Heritage Apartment is accessed via a private gate leading to enclosed patio and briefly comprises - private entrance door opening to:-

### Kitchen

Fitted with a range of white fronted base and wall units, work surface area with stainless steel sink unit and tiled splashback. Staircase to first floor landing.

**Lounge 14'8 x 14'11 (4.47m x 4.55m)**

Spacious lounge with two windows to front.

**Bedroom 11'3 x 8'3 (3.43m x 2.51m)**

With built-in wardrobe and shelving, window to side and door to:-

### Shower Room

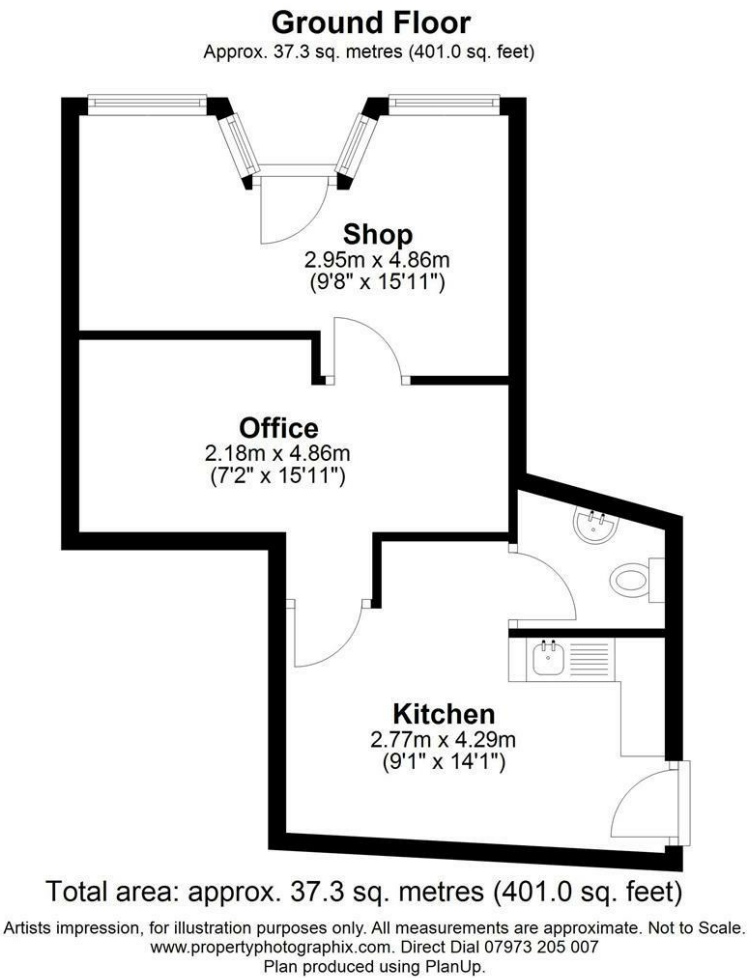
Appointed with a white suite of fully tiled shower enclosure with electric shower unit, pedestal wash basin and low flush w.c. window to rear.

### Notes

Electric heating to apartment



Floor Plan

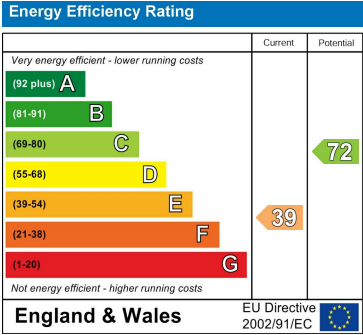


Heritage Shop KAD

Area Map



Energy Efficiency Graph



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