



**1 Kynaston Place, Cefn Mawr, LL14 3PT**

**Price £199,950**

A well appointed three bedroom end of terrace house with large enclosed gardens situated in the village of Cefn Mawr. The accommodation briefly comprises large family kitchen with utility room and ground floor w.c off. Lounge with log burner and patio doors opening to the side garden. The first floor has three bedrooms and modern family shower room. Externally the large plot offers garden to front/side and rear, all of which are enclosed for a safe family environment.



### 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

Composite entrance door opens into entrance hall, stairs off to the first floor and door to:-

### Kitchen

Modern fitted kitchen comprising a range of base and wall units complimented by work surface areas incorporating "Belfast" style sink unit with mixer tap over and window above, integrated electric hob with extractor hood over and double oven below, integrated dishwasher, island with storage and power sockets, two modern grey radiators, two further windows, LED lighting to ceiling, useful understairs storage cupboard.

### Utility

Plumbing for washing machine, space for fridge/freezer, UPVC external door, wall mounted "Worcester" gas combination boiler, door off to:-

### Ground Floor W.C

W.C, wash hand basin, window.

### Lounge

Wood burner with beam over, windows to front and side, patio doors opening onto the front garden, radiator.

### On The First Floor

Stairs rise from the hallway to the first floor landing with loft hatch and pull down ladder to roof space, airing cupboard, doors off to all rooms.

### Bedroom One

Windows to side and rear, radiator.

### Bedroom Two

Three windows to front and side, radiator.

### Bedroom Three

Window to side, radiator.

### Shower Room

Shower enclosure with mains shower, w.c, wash hand basin with drawers below, heated towel rail, tiled walls, window to rear.

### Outside

Gated entrance opening into path leading to the main entrance door, large garden to side and front, mainly laid to lawn, steps up to enclosed garden and patio area to side. The large gardens are all enclosed for a safe family environment.

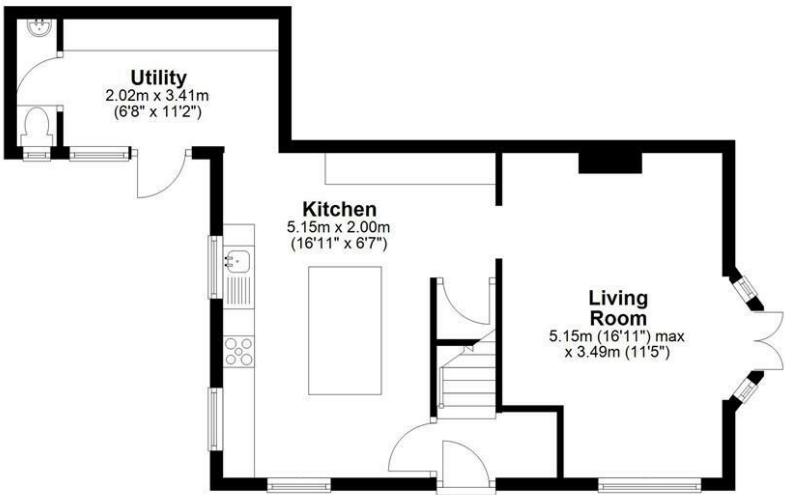




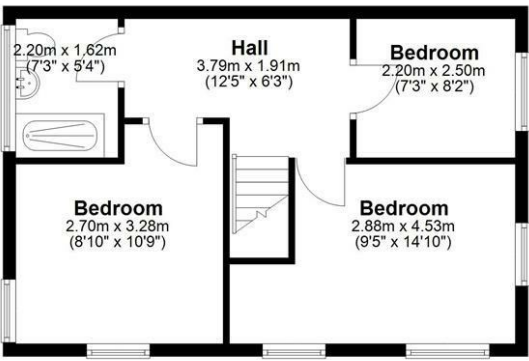


Floor Plan

Ground Floor



First Floor



Total area: approx. 90.4 sq. metres (973.5 sq. feet)

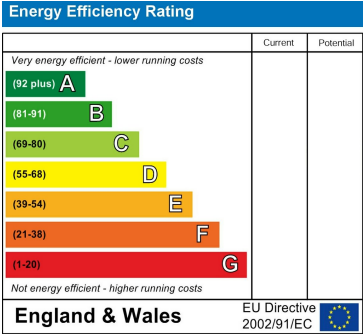
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Plan produced using PlanUp.

1 Kynaston Place

Area Map



Energy Efficiency Graph



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