









Cwm Afon Mill Lane , Pen-Y-Cae, LL14 2RA

A stunning individually built 4 double bedroom detached family home with 3 bathrooms constructed in 2011 to a high specification enjoying an idyllic semi rural location overlooking the Nant y Crogfryn Brook on the fringe of the village. The village offers a range of convenient amenities, primary school, bus service and excellent road links allowing access to Wrexham, Chester, Oswestry and the picturesque town of Llangollen. The accommodation offers many features and briefly comprises a canopy porch, welcoming hall with oak floor and oak internal doors, useful storage cupboards, light and airy lounge with the warmth of a gas fire, high ceilings with exposed beams and views of the brook, impressive open plan fitted kitchen dining room with range style cooker, integrated appliances and access to a paved patio area. Utility, cloaks/w.c. Spacious Principal Bedroom with the luxury of a dressing area with 6 door fitted wardrobe and an en-suite shower room. The 1st floor landing gives access to the 3 further double bedrooms, 1 with en-suite shower room, and a family bathroom with bath and shower enclosure. Externally, a private brick paved drive leads to the garage and workshop with further gravelled parking opposite. To the side and rear are various patio areas, lawned garden and a full width timber decked patio for entertaining and taking advantage of the scenic views. Energy Rating - C (78)

# Cwm Afon Mill Lane

, Pen-Y-Cae, LL14 2RA









- · A stunning individually built detached family home
- · Canopy porch, welcoming hallway
- · Family bathroom
- · Various patio areas and garden

- Constructed in 2011 to a high specification
- Light and airy lounge, kitchen/dining/breakfast room, Four bedrooms (2 en-suite) utility, cloaks/w.c
- · Private brick paved driveway with further gravelled parking area
- · Enjoying an idyllic semi rural location overlooking the Nant y Crogfryn Brook
- · Garage and workshop

## **LOCATION**

## **DIRECTIONS**

## ON THE GROUND FLOOR

#### **HALLWAY**

#### LOUNGE

17'9 x 12'9 (5.41m x 3.89m)

# KITCHEN/DINING/BREAKFAST **ROOM**

19'5 max x 17'0 max (5.92m max x 5.18m max )

#### **REAR HALL**

#### UTILITY

### CLOAKS/W.C

# **BEDROOM ONE**

18'8 x 12'9 (5.69m x 3.89m)

## **EN-SUITE**

## ON THE FIRST FLOOR

#### **LANDING**

### **BEDROOM TWO**

20'1 x 12'1 (6.12m x 3.68m)

## **EN-SUITE**

# **BEDROOM THREE**

16'0 x 9'9 (4.88m x 2.97m)

### **BEDROOM FOUR**

18'8 x 9'5 (5.69m x 2.87m)

## **FAMILY BATHROOM**

10'2 x 7'1 (3.10m x 2.16m)

#### **OUTSIDE**

# **INTEGRAL GARAGE**

18'0 x 13'0 (5.49m x 3.96m)

## **GARDENS**

COUNCIL TAX BAND - F



**Directions** 









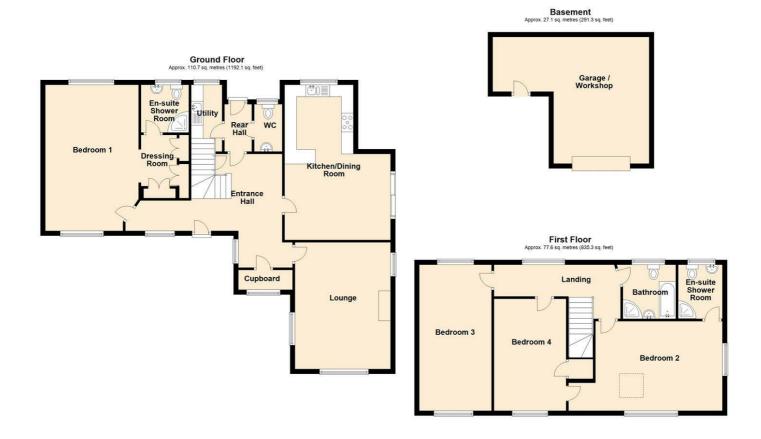








# Floor Plan



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