

Wingetts

More than just estate agents



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)

Offers In Excess Of £425,000

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, 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
- Four bedrooms (2 en-suite)
- 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	85
England & Wales		EU Directive 2002/91/EC	