

# BOWEN

PROPERTY SINCE 1862



Asking Price £215,000

🏠 2 Bedrooms    🚿 2 Bathrooms

17 Mount Pleasant, Cefn Mawr,  
Wrexham LL14 3AR

# 17 Mount Pleasant, Cefn Mawr, Wrexham LL14 3AR

## General Remarks

Situated on the upper fringe of Cefn Mawr and enjoying far-reaching views, this detached cottage occupies grounds extending to approximately half an acre. The property has been modernised with sensitivity to the character of the house with a hand-made kitchen having granite worktops and period style sanitary fittings to the ground floor shower and first-floor en-suite. There are two double bedrooms and a cosy lounge having beamed ceiling and wood-burning stove. EPC Rating - 46|E.

## Accommodation

### On The Ground Floor:

**Entrance Hall:** 3' 7" x 2' 11" (1.08m x 0.90m)

Approached through a double glazed stable-type door. Quarry tiled floor. Timber door:

**Utility Room:** 5' 8" x 4' 4" (1.73m x 1.31m) Fitted Belfast sink unit. Space with plumbing for automatic washing machine. Quarry tiled floor. Double glazed window.



**Shower Room:** 5' 10" x 5' 8" (1.78m x 1.72m) Fitted with a modern three piece white suite having range of chrome finished fittings comprising a close flush w.c., pedestal wash hand basin and over-size corner tray having instant heat electric shower fitted above. Full tiling to shower area. Chrome finished heated towel rail. Extractor fan. Quarry tiled floor.

**Lounge:** 11' 5" x 10' 8" (3.48m x 3.26m) Exposed beam ceiling. Recessed fireplace with heavy beam lintel over quarry tiled hearth and having fitted multi-fuel burning stove. Four wall-light points. Television aerial point. Radiator.

**Inner Lobby:** 9' 9" x 6' 6" (2.97m x 1.99m) Quarry tiled herringbone floor. Boiler cupboard (off) 1.77m x 1.14m containing wall mounted "Worcester" gas-fired combination-type boiler.

**Kitchen:** 17' 3" x 10' 7" (5.26m x 3.22m) Fitted with a range of hand-made pine-fronted units comprising porcelain Belfast sink unit set into storage cupboard with granite-topped work surfaces either side. Free-standing island unit incorporating drawers with wine-rack having granite work surface on top. Further drawer pack with granite surface above together with two matching suspended wall cabinets. Recess to chimney breast with fitted dual fuel range oven comprising gas hob and electric oven and grill. Quarry tiled floor laid in herringbone pattern. Full-height double glazed doors to Patio enjoying far-reaching views. Television aerial point. Radiator. Double glazed window. Ceiling spot-lights.

**Stair Lobby:** Radiator. Stairs to Landing.

**Inner Landing:** 9' 6" x 6' 5" (2.89m x 1.95m) Loft access-point.

**Bedroom 1:** 16' 8" x 11' 7" (5.09m x 3.52m) Double glazed patio door to Juliet Balcony enjoying far-reaching views. Radiator. Double glazed window. Period-style storage cupboard to recess.

**Bedroom 2:** Double glazed window. Loft access-point. Radiator.

**En-Suite Bathroom:** 11' 3" x 6' 0" (3.43m x 1.82m) Fitted with a modern period-style four piece suite comprising close flush w.c., pedestal wash hand basin and free-standing roll-top claw-foot bath with Victorian-style vanity hair shower above. Separate shower tray with enclosing cubicle and deluge head. Full tiling to shower area. Radiator incorporating heated towel rail. Double glazed window. Extractor fan. Fitted wall mirror with light above.

**Outside:** The property is approached via a pedestrian access to steps down to a paved Patio, which is flanked by twin Outbuildings for storage. To the front there is a further raised Patio enjoying the far-reaching views. The property has associated grounds extending in total to approximately half an acre. The grounds are mainly lawned with well-defined borders.









Historically there has been parking associated with the property although not in the curtilage of ownership. The parking space is on the grass verge to the rear of the property. The boundary of the property is identified by the attached plan.

**Services:** Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "E".

**Directions:** Leave Wrexham on the A483 dual carriageway in the direction of Oswestry, leaving at the junction signposted Llangollen. Continue along the Llangollen Road through Pas Madoc and into Acrefair. In Acrefair take the left-hand turning (by The Eagles Inn Public House) onto King Street and continue taking a left-hand fork onto High Street. Ascending High Street you arrive at the junction with Zion Street and High Street and Rock Lane. Take the road almost ahead up Rock Lane (narrow) and continue between the properties until they open up onto the grass verge area that is Mount Pleasant. The rear of the property will be observed directly ahead.

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