

BOWEN

PROPERTY SINCE 1862



Asking Price £205,000

1 Glan Aber, Queen Street, Cefn Mawr,
Wrexham LL14 3NN

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

A traditionally constructed three bedroom brick and slate semi-detached cottage situated close to the World Heritage Site of Pontcysyllte and all the amenities of Cefn Mawr. The house has features including open fireplaces, stripped internal timbers including pitch-pine staircase and stripped internal doors and floors, and has modern fittings to both the kitchen and bathroom. The heating is effected by a newly replaced (March 2024) gas-fired boiler and the property is fully double glazed. In addition, there is a useful basement conversion, which has full head-height and access both internally and externally. There are gardens to front, side and rear. Viewing recommended.

Accommodation

On The Ground Floor:

Reception Hall: 11' 11" x 5' 10" (3.63m x 1.77m)

Approached through a PVCu double glazed door with upper glazed reveal. Stripped floorboards. Staircase off with exposed pitch-pine timbers. Radiator. Double glazed side window. Central heating thermostat. Telephone point.

Lounge: 11' 7" x 11' 1" (3.54m x 3.39m) Victorian style fireplace with open fire. Stripped floorboards. Double glazed window. Picture rail. Television aerial point. Radiator. Stripped door to Reception Hall. Open plan archway to:

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Kitchen/Dining Room: 17' 11" x 13' 0" (5.45m x 3.97m) Fitted with a modern range of sage toned panelled shaker style units set beneath laminate oak block-effect topped work surfaces incorporating integrated refrigerator and dishwasher. Fitted range-style electric cooker. Inset single drainer sink unit. The base units incorporate a wide drawer pack. Illuminated recess to chimney breast. Boiler cupboard containing modern gas-fired combination type boiler. Dresser-style unit to recess. Two double glazed windows. Part glazed back door to:

Rear Porch: 4' 8" x 4' 1" (1.43m x 1.24m) Glazed side windows and glazed back door. There is a tiled plinth on the way to the Basement which houses the washing machine and tumble dryer. Stairs to:

Basement Room 1: 16' 11" x 11' 11" (5.16m x 3.62m) Recessed cast-iron "pot-belly" stove to chimney breast. Stable-type external door to side garden. Radiator. 2.08m head height.





Basement Room 2: 9' 10" x 9' 7" (2.99m x 2.91m) Radiator. Raised storage area.

On The First Floor:

Landing: Loft access-point to insulated roof space. Double glazed window.

Bedroom 1: 11' 7" x 11' 6" (3.54m x 3.50m) Period-style fireplace. Fitted double wardrobe to recess. Radiator. Double glazed window. Picture rail. Stripped door.

Bedroom 2: 13' 1" x 10' 0" (4.00m x 3.06m) Radiator. Double glazed window. Picture rail. Stripped door.

Bedroom 3: 9' 11" x 6' 7" (3.02m x 2.00m) Radiator. Double glazed window. Picture rail. Stripped door.

Bathroom: 7' 1" x 5' 10" (2.15m x 1.79m) Fitted with a three piece white suite comprising concealed flush w.c. with adjoining vanity wash-hand basin and panelled bath with shower above from Victorian-style mixer tap attachment. Range of chrome finished fittings including

heated towel rail. Double glazed window. Full tiling to walls with picture rail level border tiling.

Outside: To the front elevation there is a slightly raised lawned garden with brick paved pathway leading to the front door. The garden to the front has a wrought-iron gate and traditional wall with wrought-iron railings on top. To the side elevation there is a secure gated access leading to a Decked Seating Area. Beyond there is an enclosed garden laid to lawn with further shingle bed to the property. Brick-built Storage Shed.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by the recently replaced "Worcester" gas-fired combination-type boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession available upon Completion.

Viewing: By prior appointment with the Agents.



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EPC: EPC Rating – 58|D.

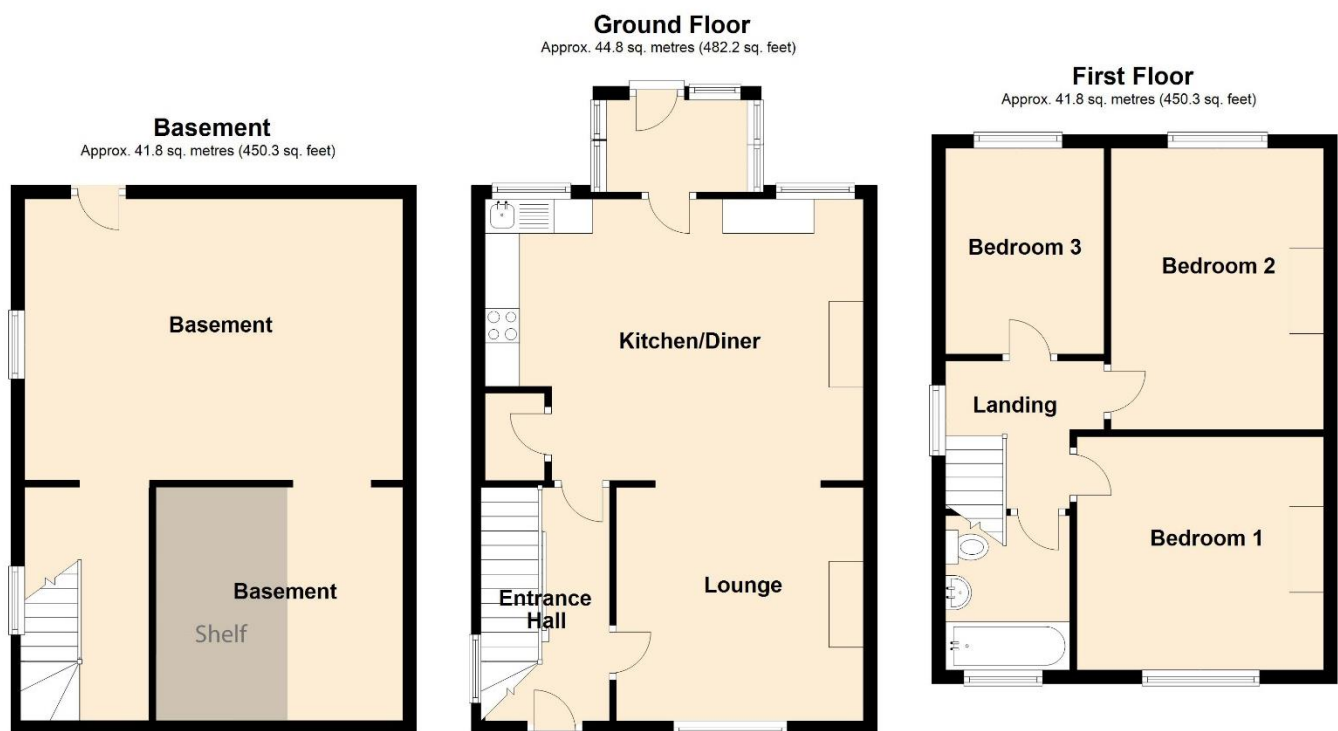
Council Tax Band: The property is valued in Band “B”.

Directions:

From Wrexham: Leave Wrexham on the A483 dual carriageway leaving at the junction signposted Llangollen. Turn right under the flyover bridge and continue following signs for Llangollen, passing through Plas Madoc and Acrefair and descending the hill in Trevor, at which take the left-hand turning signposted for the Aqueduct.

After passing the Tea Room Church on the right, bear left towards Trevor Isaf and continue all the way to the bottom of the hill. Park at the bottom of the hill and walk a few yards to the house.

From Llangollen: Leave Llangollen on the Wrexham Road continuing into the village of Trevor. In Trevor take the right-hand turning onto Station Road and follow directions as above.



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