

# BOWEN

PROPERTY SINCE 1862



Asking Price £215,000

3 Bedrooms 1 Bathroom

Bryn Bach, 2 Queen Street, Cefn Mawr,  
Wrexham LL14 3BD



## Bryn Bach, 2 Queen Street, Cefn Mawr, Wrexham LL14 3BD

### General Remarks

A stone's throw from Llangollen and the World Heritage Site and offered for sale with the benefit of NO ONWARD CHAIN, this charming three bedroom detached cottage enjoys pleasant views from the back garden and boasts numerous modern fixtures and fittings including the kitchen and the bathroom. The living accommodation, which has double glazed windows throughout and a "Worcester" combination boiler, briefly comprises a dining room, living room with feature wood-burner, kitchen, rear hallway, landing, main bedroom, two further bedrooms and a family bathroom. Another major selling point with this property is that it is within the catchment area of Ysgol Min y Ddol. Viewing advised.



## Accommodation

### On The Ground Floor:

**Dining Room:** 12' 2" x 9' 8" (3.72m x 2.94m) PVCu double glazed door and window to the front elevation. Radiator. Wood-effect flooring. Built-in storage.

**Living Room:** 12' 3" x 11' 7" (3.74m x 3.52m) PVCu double glazed window to the front elevation. Radiator. Wood-burner with hearth.

**Kitchen:** 10' 8" x 8' 6" (3.24m x 2.58m) PVCu double glazed window to the rear elevation. Wall and base units with complementary wood-effect work surfaces. Belfast sink and mixer tap. Integral electric oven and hob. Cooker hood. Plumbing for washing machine and dishwasher. Wall tiling. Wood-effect flooring. Down-lighters.

**Rear Hallway:** Wooden glazed door to the rear elevation. PVCu double glazed window to the rear elevation. Radiator. Understairs storage cupboard.

### On The First Floor:

**Landing:** Sky-light. Attic hatch.

**Bedroom 1:** 12' 6" x 11' 9" (3.82m x 3.58m) PVCu double glazed window to the front elevation. Radiator.

**Bedroom 2:** 12' 7" x 9' 10" (3.83m x 3.00m) PVCu double glazed window to the front elevation. Radiator.

**Bedroom 3:** 10' 6" x 9' 3" (3.19m x 2.82m) PVCu double glazed window to the side elevation. Radiator.

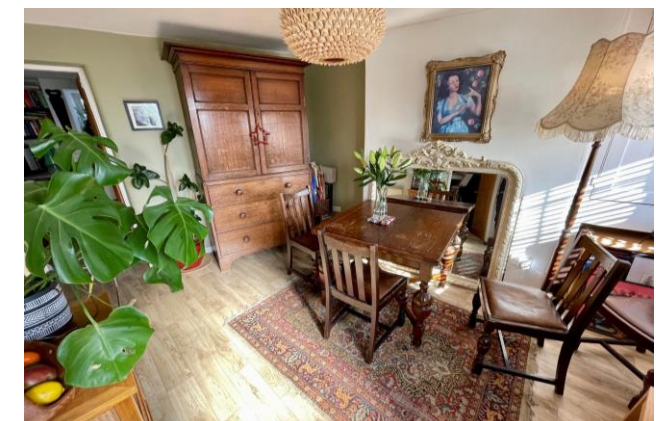
**Bathroom:** 8' 9" x 6' 10" (2.67m x 2.09m) Two PVCu double glazed windows to the side elevation. White three piece suite comprising a roll-top bath, low level w.c. and pedestal wash hand basin. Wall tiling. Heated towel rail. Cupboard housing a "Worcester" combination boiler.

**Outside:** Externally the rear garden combines a small courtyard area with steps up to the main garden, which comprises of a paved Entertaining Space and a lawned section flanked by a gravelled area and raised beds.

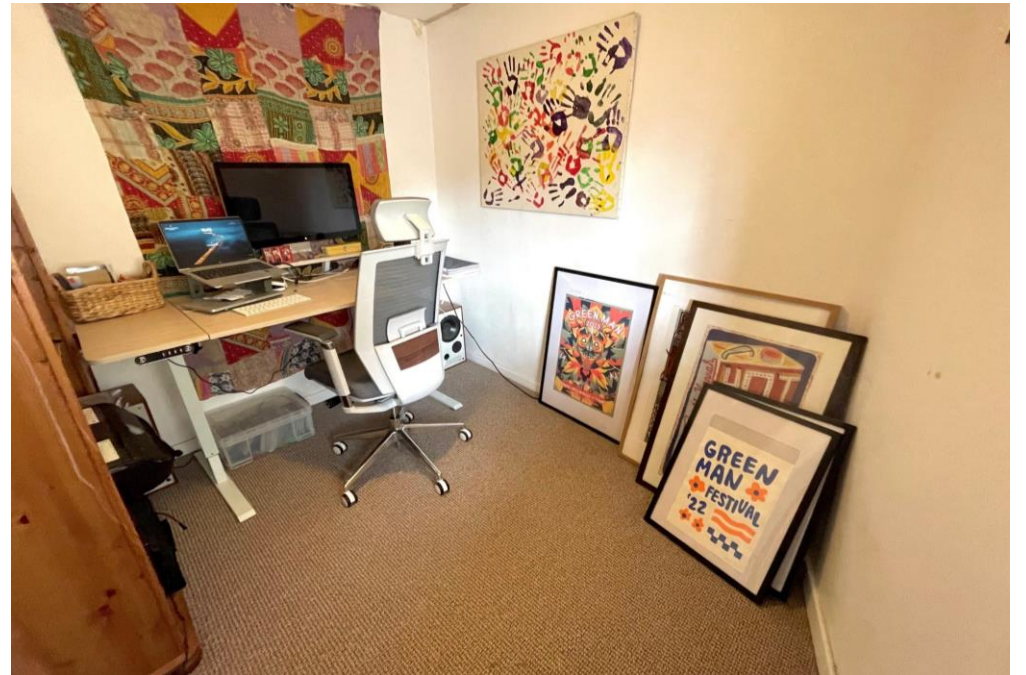
**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in the Bathroom.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

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















**EPC:** EPC Rating – 55|D.

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

**Directions:** For satellite navigation purposes use the post code LL14 3BD. Leave Llangollen on the Wrexham Road and continue into the village of Trevor. Take a right-hand turning just before The Duke of Wellington Pub and then at the T junction

turn right into Queen Street. Continue along the road passing The Queens Hotel and as the road bears to the left, the property will be observed on the left-hand side of the road.

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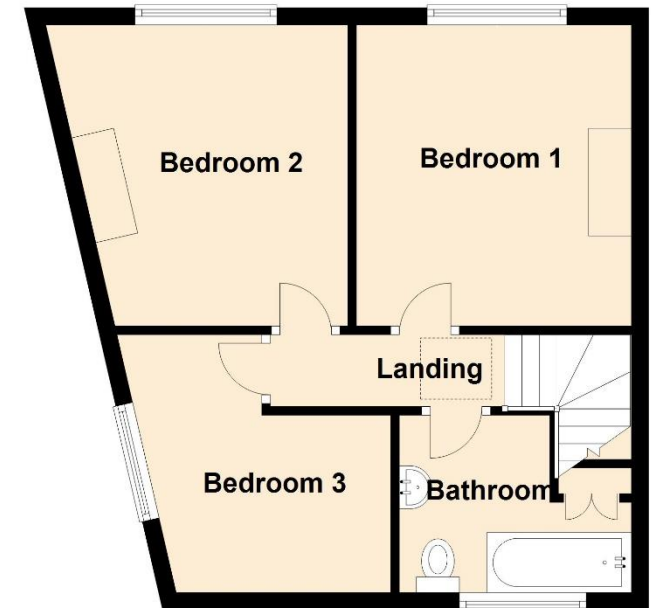
## Ground Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



## First Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



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