

BOWEN

PROPERTY SINCE 1862



Asking Price £150,000

42 Well Street, Cefn Mawr,
Wrexham, LL14 3AN

🛏 2 Bedrooms

🚿 1 Bathroom

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General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this two bedroom detached cottage occupies a prominent position on the fringes of the village within walking distance of Tesco. Neutrally decorated throughout, the property boasts a recently fitted kitchen and briefly comprises a spacious living room with beamed ceiling and a wood-burning stove, kitchen/breakfast room, rear hallway, downstairs bathroom, landing, and two bedrooms. With off-road parking and a good sized enclosed rear garden an early viewing is advised.

Accommodation

Living Room: 15' 11" x 12' 0" (4.85m x 3.65m) PVCu double glazed door and window to the front elevation. Radiator. Wood-burner with brick surround. Beamed ceiling.

Kitchen/Breakfast Room: 14' 10" x 7' 5" (4.52m x 2.26m) PVCu double glazed window to the rear elevation. Recently fitted wall and base units with complementary wood-effect work surfaces and splash-backs. Integral electric oven and hob. Cooker hood. Radiator. Understairs storage cupboard.

Rear Hallway: PVCu double glazed door to the rear elevation. Tiled floor.

Bathroom: 9' 2" x 9' 0" (2.8m x 2.75m) PVCu double glazed window to the rear elevation. White four piece suite comprising a panelled bath, shower cubicle, low level w.c., and pedestal basin. Wall tiling. Tiled floor. Down-lighters. Radiator. Cupboard housing an "Ideal Logic" combination boiler.

Landing:

Bedroom 1: 10' 9" x 8' 5" (3.27m x 2.57m) PVCu double glazed window to the front elevation. Radiator.

Bedroom 2: 13' 2" x 7' 1" (4.01m x 2.17m) PVCu double glazed windows to the front and rear elevations. Radiator.

Outside: Externally there is a driveway to the side of the property providing Off-Road Parking. The enclosed rear garden combines a paved Patio with steps up to a lawned section.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Ideal" gas-fired boiler situated in a cupboard in the bathroom.

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.

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

Viewings: By prior appointment with the Agents.

EPC:

EPC Rating – 34|F.

Council Tax Band: The property is valued in Band "B".

Directions: For satellite navigation purposes use the post code LL14 3AN. Proceed north on the A483 and come off at the Ruabon junction. At the first roundabout take the third exit and go under the by-pass and then straight over at the next roundabout. At the Aldi roundabout take the second left onto the B5605 towards Rhosymedre and Newbridge. Follow this road ahead for just over one mile and then take a right-hand turning into High Street. Proceed along this road and at the Tesco roundabout take the 2nd exit and the property will shortly be observed on the right-hand side of the road.







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