

Town & Country

Estate & Letting Agents

King Street, Cefn Mawr, Wrexham

Offers In Excess Of
£85,000



Two-bedroom property within walking distance of the village centre, offering gas central heating and UPVC double glazing. Comprising a living room, kitchen with stairs to the first-floor landing, two bedrooms, and a three-piece bathroom, with a covered side storage area.

*** NO ONWARD CHAIN ***

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DESCRIPTION

Located within easy walking distance of the village centre, this two-bedroom property benefits from gas central heating and UPVC double glazing. The accommodation includes a spacious living room, kitchen with stairs to the first-floor landing, two bedrooms, and a three-piece bathroom. A covered storage area is positioned to the side of the property. Available with no onward chain.



LOCATION

Cefn Mawr is a vibrant and well-connected village situated in the heart of the beautiful Dee Valley, just a short drive from Wrexham, Oswestry, Llangollen, and the stunning Pontcysyllte Aqueduct—a UNESCO World Heritage Site. The area offers a great mix of local amenities including shops, cafes, pubs, schools, and medical services, making it ideal for families and professionals alike. With scenic countryside and river walks, excellent transport links, and a strong sense of community, Cefn Mawr provides the perfect balance of rural charm and everyday convenience.



LIVING ROOM

17'5 x 14'5

The property is entered via an opaque UPVC double-glazed front door. The living room features UPVC double-glazed windows to the front and side elevations, wood-grain laminate flooring, and a feature fireplace housing an electric fire. An internal door leads through to the kitchen.



KITCHEN

13'8 x 7'9 (max)

Fitted with light wood-grain effect wall, base, and drawer units, including a stainless steel single drainer sink with tiled splashback. The kitchen also includes a built-in oven, hob, and extractor hood, a radiator, and wood-grain laminate flooring. Stairs rise to the first-floor accommodation, with storage beneath, which is fitted with a light and a cupboard housing the hot water cylinder.

FIRST FLOOR LANDING

With a wall-mounted gas boiler, a UPVC double-glazed window to the rear elevation, two radiators, and doors

leading to both bedrooms and the bathroom.



BEDROOM ONE

12 x 10'2

With an opaque window to the side elevation and a radiator.



BEDROOM TWO

14'6 x 6'6

Featuring a radiator and a window to the front elevation, offering elevated views of surrounding fields and hills.



BATHROOM

8'3 x 8'1

Fitted with a white three-piece suite comprising a panel bath with shower over, low-level WC, and pedestal wash hand basin. The walls are partially tiled,

with a radiator and two opaque windows to the rear elevation.



depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

EXTERNALLY

To the side of the property, a wooden gate opens onto a slate chip-covered storage area.

Services

The agents have not tested any of the appliances listed in the particulars.

Freehold

Council Tax Band - B (£1706 Per Year)

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		40
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	