



52 Cae Gwilym Lane, Cefn Mawr  
**Offers In The Region Of £112,500**

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residential sales & lettings



**\*\* NO ONWARD CHAIN \*\***

A generous 3 bedroom semi detached property in a popular location close to Ty Mawr Country park. The accommodation briefly comprises of a lounge/dining room, modern fitted kitchen and bathroom to the ground floor. On the first floor there are 3 bedrooms, 2 of which are double rooms. Externally this property boasts extensive gardens to the rear and a private garden to the front which is mainly laid to lawn.

The property is close to local amenities and has a regular bus service.

**52 Cae Gwilym Lane, Cefn Mawr, Wrexham, LL14 3LT**

**Offers In The Region Of £112,500**



The property is approached via a metal gate along a concrete path leading to a UPVC front entrance door with an open canopy over into the Hallway.

### Hallway

Stairs rising to first floor with under stairs storage cupboard. Telephone point. Doors off.

### Kitchen

4.79m x 1.78m (15'9" x 5'10")  
UPVC double glazed window to the front and rear elevations. A range of modern contemporary base units and drawers with complimentary worktops over and tiled up stands. Breakfast bar. Stainless steel sink and drainer with chrome mixer tap over. Space for cooker, fridge/freezer and plumbing for washing machine. Wood effect laminate flooring. Wall mounted gas fired boiler for central heating and domestic hot water.

### Lounge

4.86m x 3.48m (15'11" x 11'5")  
Light and airy dual aspect room having the benefit of a UPVC double glazed window to the front elevation and double glazed patio doors to the rear elevation leading to the rear garden. Radiator. Built in gas fire and surround. TV point.

### Bathroom

1.77m x 1.73m (5'10" x 5'8")  
UPVC frosted double glazed window to the rear elevation. Modern white bathroom suite comprising of a panelled bath with a chrome mixer tap and shower attachment over, low level WC and hand wash basin. Part tiled walls.

### Landing

Doors off.

### Bedroom 1

4.82m x 2.37m excluding wardrobes (15'10" x 7'9" excluding wardrobes)  
UPVC double glazed windows to the front and rear elevations giving a dual aspect, creating a lovely light room. Radiator. Built in storage cupboard over the stairs and built in wardrobes with sliding doors.

### Bedroom 2

3.47m x 2.35m (11'5" x 7'9")  
UPVC double glazed window to the front elevation. Radiator.

### Bedroom 3

2.33m x 2.56m (7'8" x 8'5")  
UPVC double glazed window to the rear elevation. Radiator.

### Outside

#### Front

Approached via a metal gate with concrete path leading to the front and back doors. Lawn with borders containing plants and shrubs bounded by a privet hedge.

#### Rear

Extensive rear garden mainly laid to lawn. Patio area with dwarf wall. Concrete path leading to the bottom of the garden.

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- **\*\* NO ONWARD CHAIN \*\***
- **Generous semi-detached property**
- **Large family garden**
- **Modern Kitchen & Bathroom**
- **3 Bedrooms**
- **Village location**

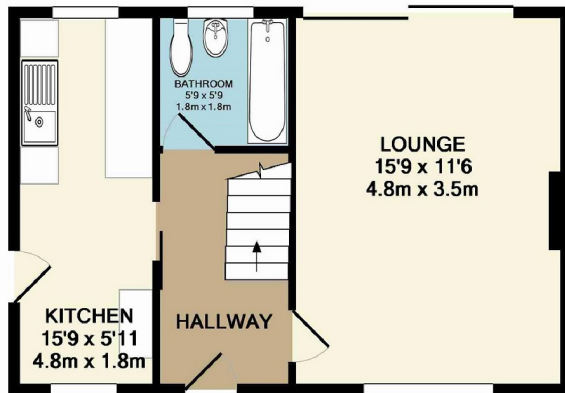




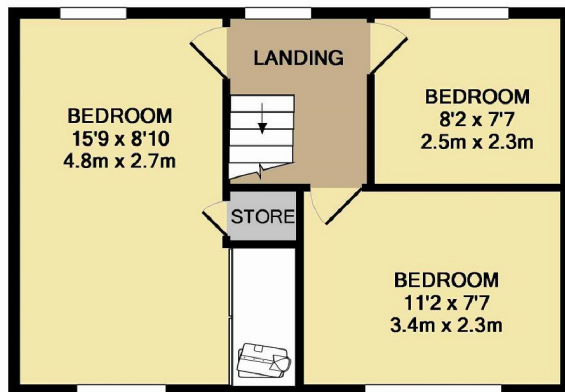


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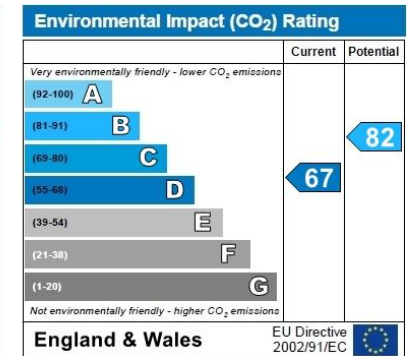
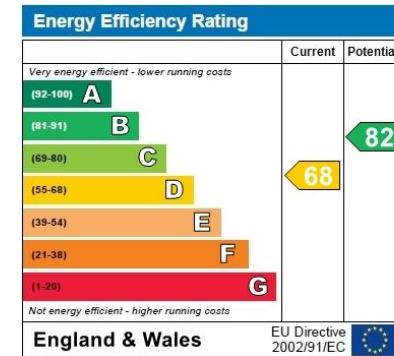


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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