



**9 Heol Berwyn, Cefn Mawr, LL14 3NB**  
**Price £155,000**

A well presented two bedroom semi detached house located within walking distance to Ty Mawr Country Park. The property benefits from a generous sunny aspect rear garden with decked patio, lawn and large shed. The property has new UPVC double glazing throughout, the accommodation briefly comprises entrance door to welcoming hallway, lounge with patio doors into the rear garden, fitted kitchen, two double bedrooms and newly appointed family bathroom. Garden to front with street parking.

## Location

Situated in the village of Cefn Mawr, which offers a range of day to day facilities and amenities including a chemist, hairdressers and a "Tesco" supermarket. The popular tourist town of Llangollen is only a short driving distance away and the nearby village of Ruabon benefits from a train station. There are good road links to the A483 which allows for daily commuting to the major commercial and industrial centres of the region.

## Accommodation

UPVC entrance door opens into:-

### Hallway

Welcoming entrance hall with useful under stairs cupboard, stairs rise to the first floor, radiator.

### Lounge 14'5" x 10'5" (4.40 x 3.20)

UPVC double glazed window to front and UPVC patio doors to rear, enjoying a light and sunny aspect, radiator.

### Kitchen 11'8" x 7'2" (3.58 x 2.20)

Fitted with a range of base and wall units with work surface areas incorporating sink unit, electric hob with extractor over, electric "Hotpoint" oven, plumbing for washing machine, space for dryer, part tiled walls, two UPVC double glazed windows to side, UPVC external door, radiator.

### On The First Floor

Turned stairs from the hallway lead to the first floor landing, UPVC double glazed frosted window to side, ceiling hatch to roof space.

### Master Bedroom 14'5" x 10'5" (4.40 x 3.20)

Duel aspect room with UPVC double glazed windows to front and rear, radiator, airing cupboard housing the "Ideal" combination boiler.

### Bedroom Two 9'1" x 8'3" (2.79 x 2.54)

UPVC double glazed window to rear, radiator.

### Bathroom

Bath with mains shower over, w.c, wash hand basin with drawer unit below, UPVC double glazed frosted window to front, heated towel rail, panels to walls.

### Outside

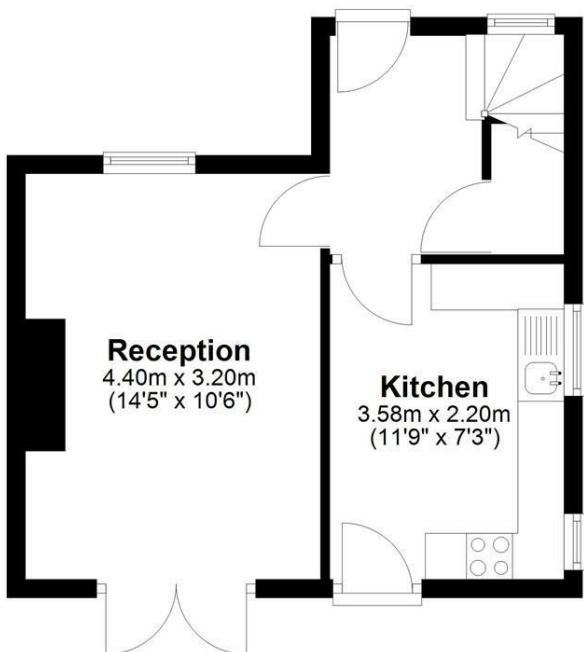
Spacious enclosed garden to front, mainly lawned with path to entrance door and side gate which leads into the large sunny aspect rear garden, lawned areas with decorative borders, decked patio with good sized store shed, all of which is enclosed for a safe family environment.



## Floor Plan

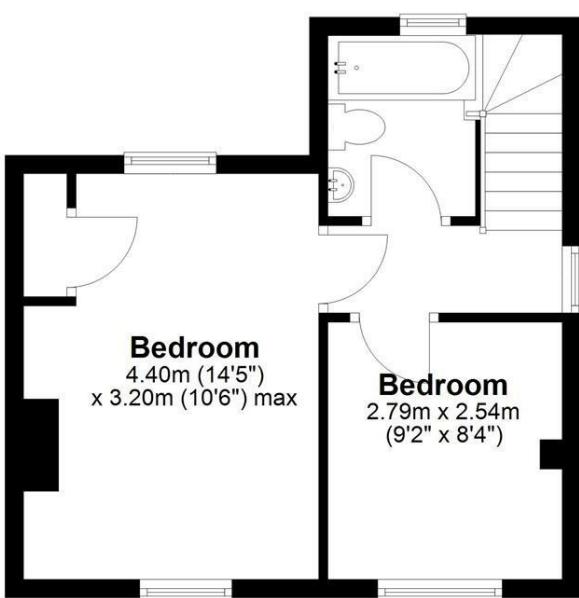
### Ground Floor

Approx. 28.7 sq. metres (308.8 sq. feet)



### First Floor

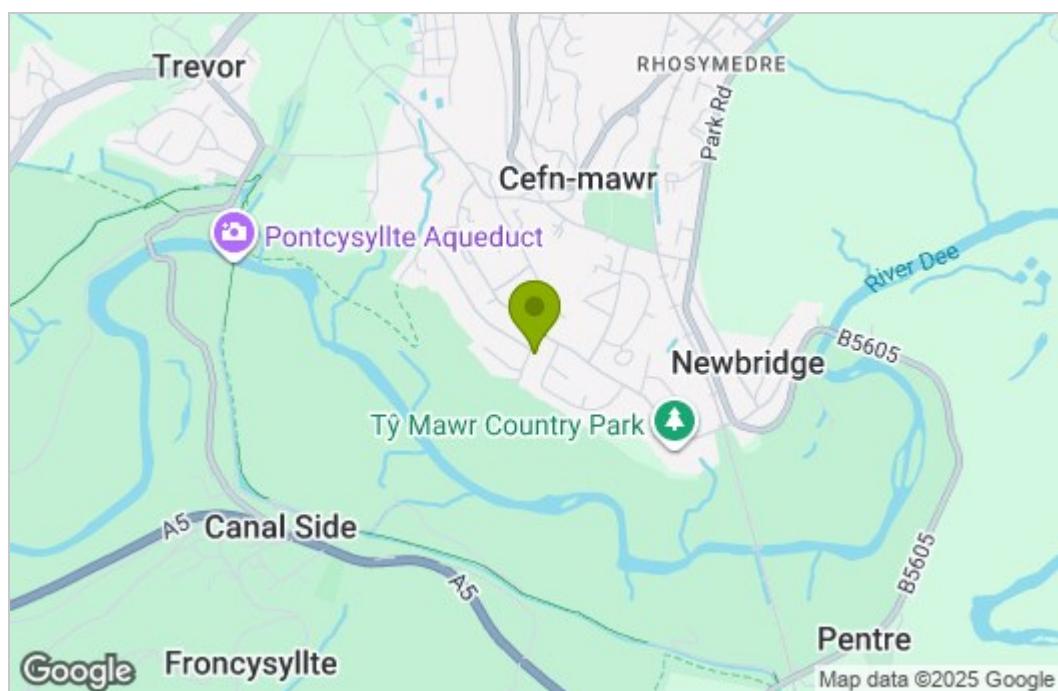
Approx. 29.5 sq. metres (317.5 sq. feet)



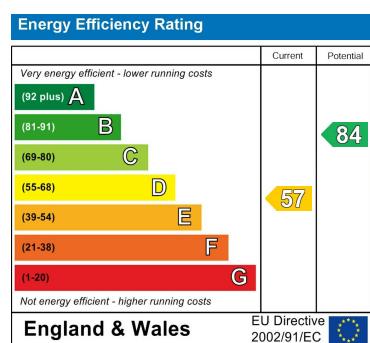
Artist's impression, for illustration purposes only. All measurements are approximate. Not to Scale.  
[www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
 Plan produced using PlanUp.

## 9 Heol Berwyn

## Area Map



## Energy Efficiency Graph



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