

Rock Lane | Cefn Mawr | Wrexham | LL14 3DH

Offers in the region of £200,000

ROSE RESIDENTIAL

Rock Lane | Cefn Mawr

Wrexham | LL14 3DH

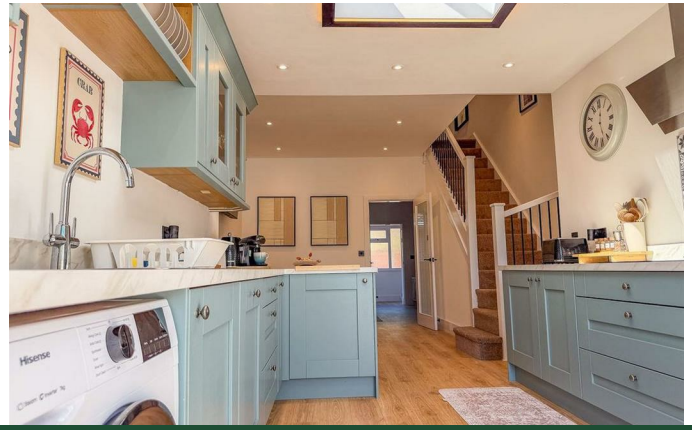
Offers in the region of £200,000

Situated in an elevated position within the popular village of Cefn Mawr, this is a beautifully presented two bedroom property which enjoys impressive far-reaching views. Currently utilised as a holiday let, the property has been finished to an exceptional standard throughout, offering stylish and versatile accommodation. The ground floor comprises a contemporary kitchen/dining room with integrated appliances, breakfast bar and French doors opening onto the front courtyard, a welcoming lounge and a fantastic additional games room. To the first floor are two well-proportioned bedrooms and a spacious family bathroom. Externally, the property benefits from off-road parking and an attractive front courtyard garden with a lawned area and outdoor seating space, perfectly positioned to enjoy the surrounding views.

Entrance

The property benefits from two separate entrances. To the rear, a UPVC entrance porch provides access directly into the lounge, while to the front, glazed patio doors open into the spacious kitchen/dining room.

















Kitchen/Dining Room

12'7" (max) x 24'8" (3.86m (max) x 7.53m)

Undoubtedly the heart of the home, this beautifully designed kitchen/dining room has been finished to an exceptional standard, with no expense spared in creating a stylish and welcoming space. The kitchen is fitted with an attractive range of contemporary units offering ample storage, complemented by an extensive selection of integrated appliances including a fridge/freezer, NEFF oven, microwave, induction hob and dishwasher. A breakfast bar provides the perfect space for informal dining, while the room also offers ample space to accommodate a dining table, making it ideal for entertaining. A particular highlight is the impressive skylight, which floods the room with an abundance of natural light, creating a bright and inviting atmosphere throughout.

Lounge

12'7" x 11'8" (3.86m x 3.56m)

An inviting and beautifully presented lounge, tastefully decorated in neutral tones to create a stylish yet comfortable living space. The room offers ample space for a range of lounge furniture and benefits from attractive wood-effect flooring, inset ceiling spotlights and a contemporary vertical radiator. Further features include a generous understairs storage cupboard, a rear facing UPVC double glazed window allowing plenty of natural light, and a part-glazed door providing access to the rear porch.

Porch

Stairs & Landing

A carpeted staircase rises from the kitchen to the first floor landing, where doors provide access to both bedrooms and the family bathroom.

Bedroom One

9'2" x 11'10" (2.81m x 3.62m)

A beautifully presented and well proportioned bedroom benefiting from a front facing UPVC double glazed window, enjoying attractive views and allowing plenty of natural light to fill the room. The neutral décor creates a bright and welcoming atmosphere, while further features include fitted carpet, a radiator and a generous over-stairs storage cupboard, which offers excellent potential to be utilised as a built-in wardrobe.

Bedroom Two

6'5" x 11'10" (1.97m x 3.63m)

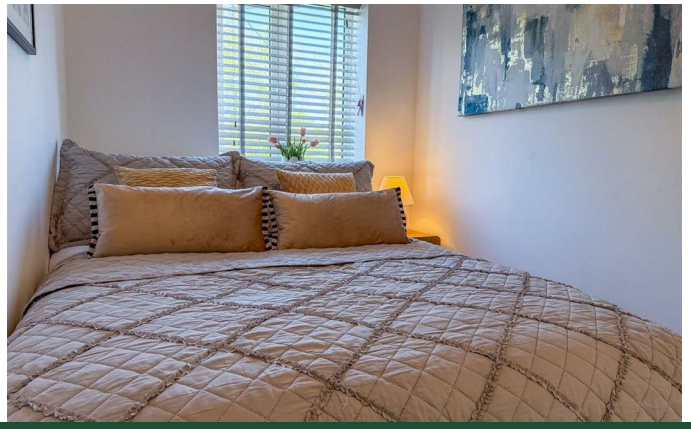
A further well presented double bedroom, tastefully decorated in neutral tones to create a bright and welcoming atmosphere. The room benefits from a rear facing UPVC double glazed window, allowing plenty of natural light, together with fitted carpet and a radiator. Finished to a high standard throughout, this attractive bedroom provides a comfortable and relaxing space.











Family Bathroom

A beautifully appointed contemporary bathroom, finished to a high standard and featuring striking blue metro-style wall tiles complemented by contrasting black fixtures and fittings. The stylish white suite comprises a bath with mains-fed rainfall shower and handheld attachment over, a distinctive black-framed shower screen, a wash hand basin set within a modern vanity unit providing useful storage, and a low-level WC. The room is further enhanced by a rear facing UPVC double glazed window with privacy glass, together with tiled flooring, towel rail and mirror cupboard which neatly houses the Ideal combi boiler.

External

To the front of the property is a beautifully landscaped, enclosed garden, thoughtfully designed to provide an attractive yet low maintenance outdoor space. A generous paved patio sits immediately outside the French doors, offering an ideal setting for outdoor dining and entertaining, with an area of artificial lawn beyond. The garden is enclosed by contemporary timber fencing, providing a good degree of privacy, while gated access and attractive external lighting further enhance this delightful outdoor space. The property also benefits from convenient off-road parking, situated beyond the garden's boundary fencing.

Games Room

10'7" x 9'1" (3.24m x 2.78m)

Situated to the rear of the property is a brick-built outbuilding which has been thoughtfully converted into a unique games room, providing an excellent additional space for entertaining. Currently utilised as part of the property's Airbnb accommodation, this versatile room offers a variety of potential uses, including a home office, hobby room or simply additional storage, depending on the requirements of the purchaser.

Disclaimer

The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility for any errors or omissions, and it is subject to change without notice.

All prospective buyers or tenants are strongly advised to verify any details and conduct their own due diligence before making any decisions. The property may be subject to changes in zoning, laws, or other factors that could impact its use or value. Additionally, the property is sold or leased "as-is" and may not be in perfect condition.

By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.

Anti Money Laundering (AML) Checks

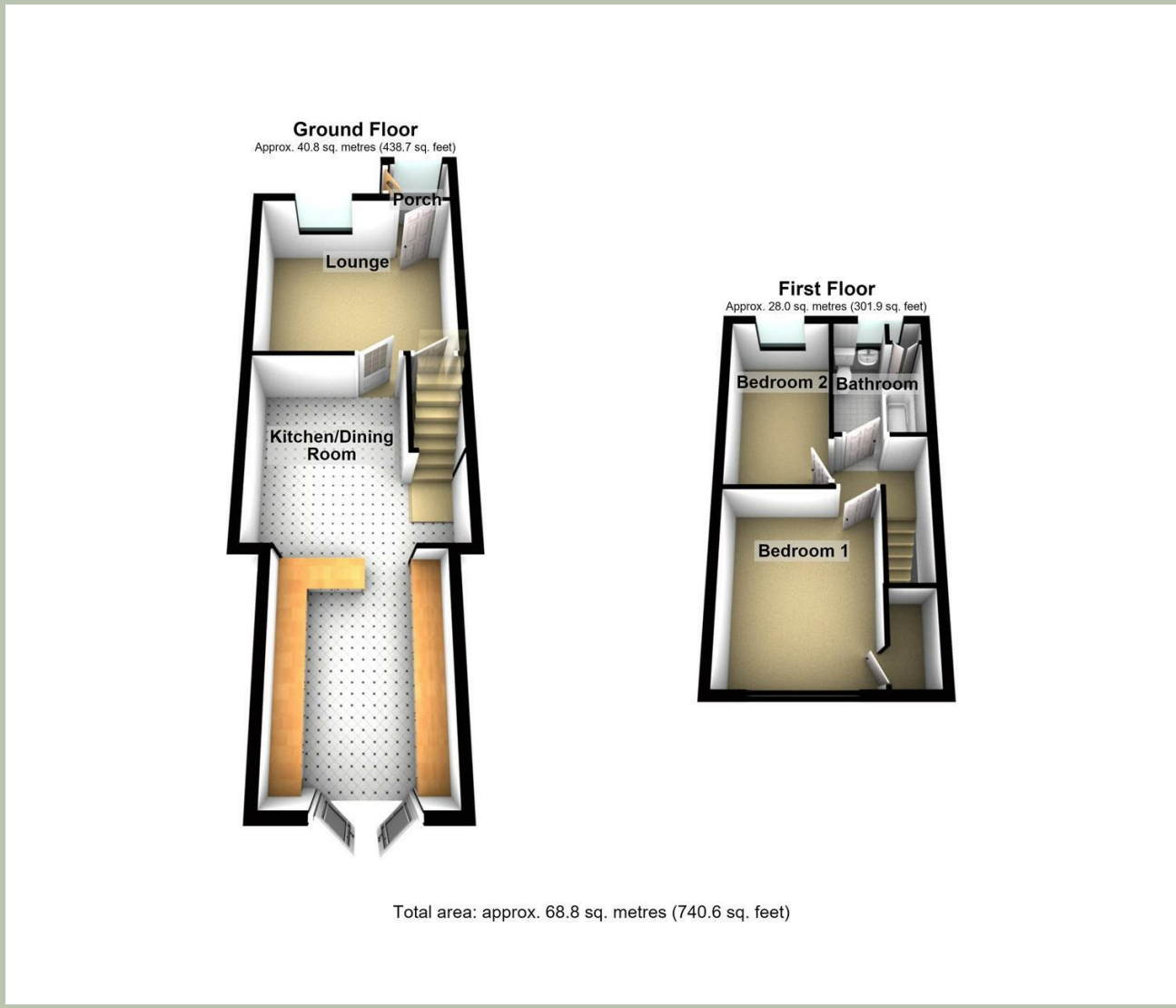




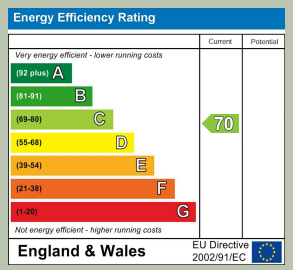








Total area: approx. 68.8 sq. metres (740.6 sq. feet)



Wrexham

01978 504001
sales@rose-residential.co.uk