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Valley View, High Street, Cefn Mawr, LL14 3DA

Price £475,000

An impressive 3/4 bedroom detached family home, appointed to an exceptional standard and thoughtfully designed to take full advantage of the breath-taking views across the Dee Valley. Benefiting from UPVC double glazing, solar panels, and underfloor heating throughout the ground floor, this superb property offers spacious and versatile accommodation ideal for modern family living. The heart of the home is the stunning open-plan family room, incorporating a contemporary fitted kitchen with breakfast bar, dining area, and lounge space, all enjoying spectacular views through bi-folding glass doors opening onto the patio. Additional ground floor accommodation includes a spacious utility room, study, ground floor bedroom, and snug/bedroom four. A turned staircase with feature glazed window rises to the first floor, where the substantial principal bedroom suite offers a luxurious en-suite bathroom and walk-in wardrobe/dressing area. Two further double bedrooms and a stylish family bathroom complete the accommodation. Externally, the property benefits from ample off-road parking, a detached garage, and car port. The gardens have been designed for ease of maintenance and feature paved patios, artificial lawn, and well-stocked borders, creating an attractive outdoor space ideal for relaxing and entertaining. Inspection is essential to fully appreciate the quality, space, and outstanding views this exceptional home has to offer.

Location
Set on the perimeter of the village of Cefn Mawr which has undergone major investment in the shopping area in recent years and 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
A part glazed entrance door opens to the:

Entrance Hall
Welcoming entrance hall with feature turned staircase off to the first floor with the backdrop of a floor to ceiling decorative glazed window, doors off to all rooms.

Open Plan Lounge/Kitchen/Diner
An individually designed family space with bi-folding doors offering far reaching views across the valley, tiled floor throughout and under floor heating. The modern White gloss kitchen has a range of base and wall units complimented by work surface areas incorporating sink unit with food waste and drainer, UPVC double glazed window above, integrated gas hob, integrated double oven/grill, space for American style fridge/freezer, spotlights to ceiling. Spacious family dining space and lounge area.

Study 8'1" x 10'7" (2.48 x 3.24)
UPVC double glazed window to side.

Utility 9'0" x 10'7" (2.75 x 3.23)
Base units with work surface areas, plumbing for washing machine, space for dryer, sink unit with UPVC double glazed window above, wall mounted gas boiler, UPVC side door.

Ground Floor Shower Room 8'10" x 6'8" (2.71 x 2.04)
Walk in shower with drying area, glazed screen, was hand basin, w.c, UPVC double glazed window, fully tiled walls and floor, extractor, heated towel rail.

Snug/Bedroom 4 10'7" x 10'7" (3.24 x 3.23)
UPVC double glazed window to side, TV aerialpoint.

On The First Floor
Turned staircase from the ground floor leads to the first floor landing, doors off to all rooms.

Master Bedroom Suite 17'8" x 20'6" (5.39 x 6.27)
Impressive and spacious master bedroom suite, bedroom with sitting area, 2 velux windows and UPVC double glazed window to side. walk in wardrobe with dressing area and door to:-

En-Suite
Well appointed four piece en-suite comprising walk in shower with drying area, drench shower head and shower take off, bath, wash basin in vanity unit, w.c, fully tild walls and floor, UPVC double glazed window and radiator.

Bedroom Two 11'2" x 10'7" (3.41 x 3.25)
UPVC double glazed window to side, radiator.

Bedroom Three 6'6" x 10'7" (2.00 x 3.25)
UPVC double glazed window to side, radiator.

Family Bathroom
Bath with shower over and side screen, enclosed w.c, and wash hand basin with vanity unit below, UPVC double glazed window, tiled floor and walls.

Outside
The property is approached via the driveway with ample parking and leads to the detached garage with car port to side. Paved patio to entrance door which continues into the front garden with patio areas, artificial lawn and covered patio, all of which take full advantage of the far reaching views. The gardens continue to the side and rear of the property with shed, vegetable patch and enclosed fencing.













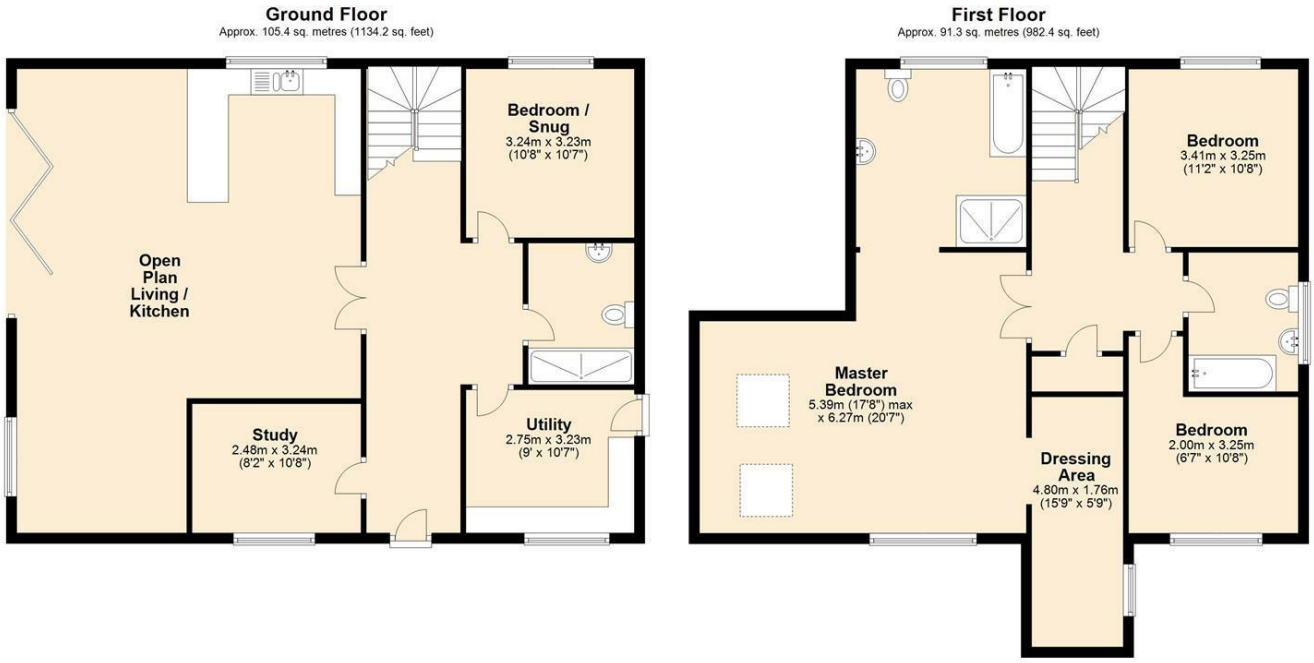








Floor Plan

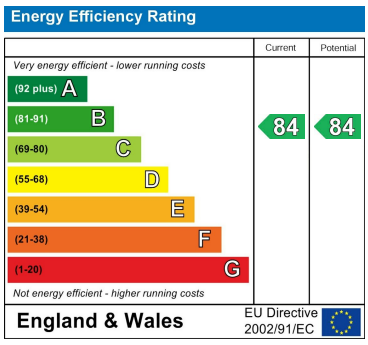


Total area: approx. 196.6 sq. metres (2116.6 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



Energy Efficiency Graph





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