

BOWEN

PROPERTY SINCE 1862



Asking Price £200,000

🏠 2 Bedrooms 🚿 1 Bathroom

42 Well Street, Cefn Mawr,
Wrexham LL14 3AN

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General Remarks

Boasting a rear garden which enjoys an excellent degree of privacy, this two bedroom detached house has recently undergone a scheme of modernisation and is offered for sale with the benefit of NO ONWARD CHAIN. With a modern kitchen and newly fitted solid wood flooring in most rooms, the living accommodation briefly comprises a spacious living room, kitchen/breakfast room, rear hallway, family bathroom with a white suite, landing, and two bedrooms. An early viewing is advised.



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1 King Street Wrexham LL11 1HF

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

On The Ground Floor:

Living Room: 15' 11" x 11' 11" (4.85m x 3.62m) Double glazed composite door to the front elevation. PVCu double glazed window to the front elevation. Wood flooring. Beamed ceiling. Exposed brick fire recess.

Kitchen/Breakfast Room: 14' 11" x 8' 8" (4.54m x 2.64m) PVCu double glazed window to the rear elevation. Modern wall and base units with complementary wood-effect work surfaces and splash-backs. Stainless steel sink and drainer unit with mixer tap. Understairs storage cupboard. Integral electric oven and hob. Cooker hood. Space for fridge freezer. Plumbing for washing machine. Wood flooring. Radiator.

Rear Hallway: PVCu double glazed stable door to the rear elevation. Wood flooring.

Bathroom: 9' 4" x 8' 8" (2.84m x 2.65m) PVCu double glazed window to the rear elevation. White four piece suite comprising a panelled bath, shower cubicle, pedestal wash hand basin and low level w.c. Wall tiling. Wood flooring. Down-lighters.

Radiator. Cupboard housing an "Ideal" combination boiler.

On The First Floor:

Landing: Wood flooring.

Bedroom 1: 13' 4" x 7' 0" (4.07m x 2.13m) PVCu double glazed windows to the front and rear elevations. Radiator. Wood flooring.

Bedroom 2: 10' 8" x 8' 5" (3.26m x 2.56m) PVCu double glazed window to the front elevation. Radiator. Wood flooring.

Outside: There is a low maintenance stoned garden to the front elevation with a driveway to the side of the property providing Off-Road Parking. The enclosed rear garden, which enjoys a good degree of privacy, combines a Patio Area with a lawned section bordered by well-stocked planted beds.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Ideal" combination boiler located in a storage cupboard in the Bathroom.









Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 54|E.

Council Tax Band: The property is valued in Band "B".

Directions: For satellite navigation purposes use the post code LL14 3AN. Proceed north on the A483 and come off at the Ruabon junction. At the first roundabout take the third exit and go under the by-pass and then straight over at the next roundabout. At the Aldi roundabout take the second left onto the B5605 towards Rhosymedre and Newbridge. Follow this road ahead for just over one mile and then take a right-hand turning into High Street. Proceed along this road and at the Tesco roundabout take the second exit and the property will shortly be observed on the right-hand side of the road.

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journey with us today

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