

# BOWEN

PROPERTY SINCE 1862



Asking Price £165,000

68 Cae Gwilym Lane, Cefn Mawr,  
Wrexham LL14 3LT

🏠 2 Bedrooms

🚿 1 Bathroom

## 68 Cae Gwilym Lane, Cefn Mawr, Wrexham LL14 3LT



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### General Remarks

Located within a popular spot, this two bedroom semi-detached house has been comprehensively modernised by the current owner and now boasts a large open plan kitchen/diner/living room with good quality kitchen units and French doors leading out to the rear garden. The living accommodation is presented to a high standard throughout and also benefits from double glazing and a "Worcester" combination boiler. To the first floor there are two double bedrooms and a shower room with a white suite. An early viewing is advised.

### Accommodation

#### On The Ground Floor:

**Kitchen/Diner/Living Room:** 19' 5" x 19' 1" (5.92m x 5.82m) PVCu double glazed door and two windows to the front elevation. PVCu double glazed French doors to the rear elevation. Two PVCu double glazed windows to the side elevation. Cream wall and base units with complementary wood-effect work surfaces. Ceramic sink and drainer unit with mixer tap. Integral electric oven and hob. Cooker hood. Space for fridge/freezer. Plumbing for washing machine. Integral slimline dishwasher. Tiled floor. Two radiators. Breakfast bar. Fire recess. Understairs storage cupboard. Down-lighters. Wall tiling.

#### On The First Floor:

**Landing:** PVCu double glazed window to the side elevation.

**Bedroom 1:** 15' 0" x 10' 6" (4.58m x 3.19m) PVCu double glazed windows to the front and rear elevations. Radiator. Storage cupboard housing a "Worcester" combination boiler.

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.

**Bedroom 2:** 9' 3" x 8' 7" (2.82m x 2.61m) PVCu double glazed window to the rear elevation. Radiator.

**Shower Room:** 6' 5" x 5' 3" (1.96m x 1.60m) PVCu double glazed window to the front elevation. White three piece suite comprising a shower cubicle, low level w.c., and wash hand basin set into cabinet. Fully tiled walls. Heated towel rail.

**Outside:** Externally there is a lawned garden to the front of the property together with a gravelled driveway that provides Off-Road Parking. The low maintenance rear garden combines a gravelled area with a section of artificial grass.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" combination gas-fired boiler situated in Bedroom 1.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 65|D.

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





**Directions:** For satellite navigation purposes use the post code LL14 3LT. Proceed out of Llangollen in the direction of Trevor. Having passed through the village, take the right-hand turning into Tower Hill just before The Duke of Wellington Public House. At the T junction turn right into Queen Street. Proceed along this road taking the third turning on the right into Dolydd Road, which follows into Cae Gwilym Lane, and the property can be found on the left-hand side of the road.



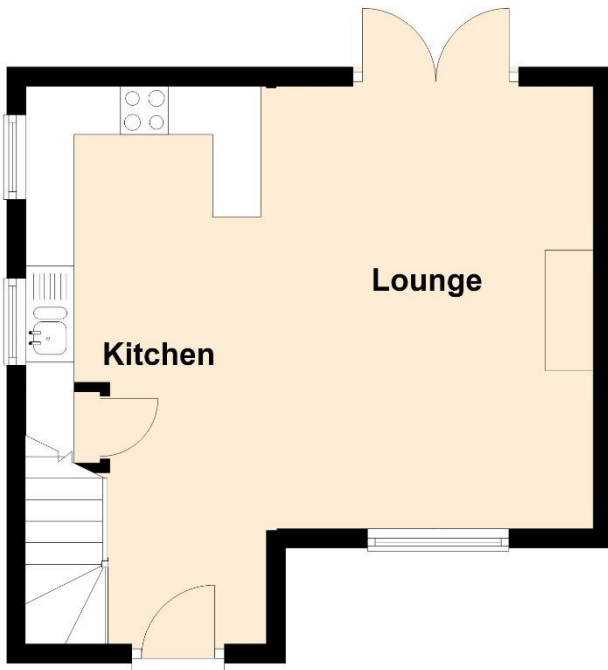
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## Ground Floor

Approx. 30.1 sq. metres (324.4 sq. feet)



## First Floor

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