



15

Cefn Mawr | Wrexham | LL14 3NB

£925

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

MONOPOLY



# 15

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AVAILABLE JANUARY 2026! Situated on Heol Berwyn in Cefn Mawr, Wrexham, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and stylish home. The property boasts a spacious living room, modern fitted kitchen, downstairs wc, two well-proportioned bedrooms, and fabulous well appointed bathroom. The layout is both practical and appealing, ensuring that every corner of the house is utilised effectively. Externally there is ample off road parking and a generous enclosed rear garden. The location of this home is particularly advantageous, offering a blend of tranquillity and accessibility. Residents can enjoy the scenic surroundings while being just a short distance from local amenities, schools, and transport links, making it easy to explore the wider Wrexham area. This semi-detached house is not just a property; it is a place where memories can be made. With its inviting atmosphere and convenient location, it is a wonderful opportunity for anyone looking to settle in a friendly community. Do not miss the chance to make this charming house your new home.

- TWO BEDROOM SEMI DETACHED HOUSE
- AVAILABLE JANUARY 2026
- MODERN KITCHEN
- COMFORTABLE LIVING ROOM
- DOWNSTAIRS WC
- CONTEMPORARY BATHROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- POPULAR & CONVENIENT LOCATION



**Entrance Door**

Composite entrance door, stairs to first floor, wood effect flooring, doors to wc, kitchen and lounge.

**Kitchen**

Modern fitted range of wall and base units, complementary worktops, sink drainer with mixer tap, single oven, electric hob, extractor, space and plumbing for washing machine, two windows to side, external door to rear.

**Living Room**

Window to front, carpet, fireplace alcove with timber lintel over, French style doors to rear.

**First floor landing**

Carpet, doors to both bedrooms and bathroom.

**Bedroom One**

Double bedroom with carpeted flooring, built in wardrobe and cupboard housing gas combi boiler, windows to front and rear aspects.

**Bedroom Two**

Carpet, window to rear.

**Bathroom**

Panel bath with shower over, shower screen, tiled splashback, extractor, wc, hand wash basin, window to front.

**Outside**

Off road parking area laid with gravel, gate to patio seating area adjacent front of the property. Gate and access along side to the rear garden. Enclosed rear garden with patio adjacent to the house, lawn and step up to further lawn with outdoor store. Raised planted bed to one side.

**Additional Information**

\*Material Information interactive report available in

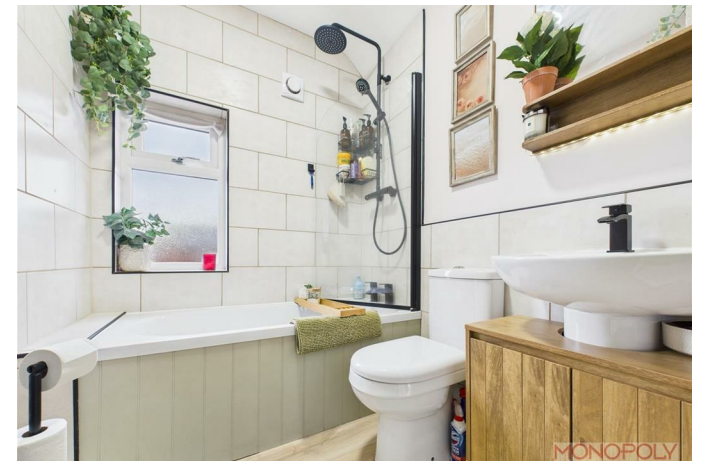
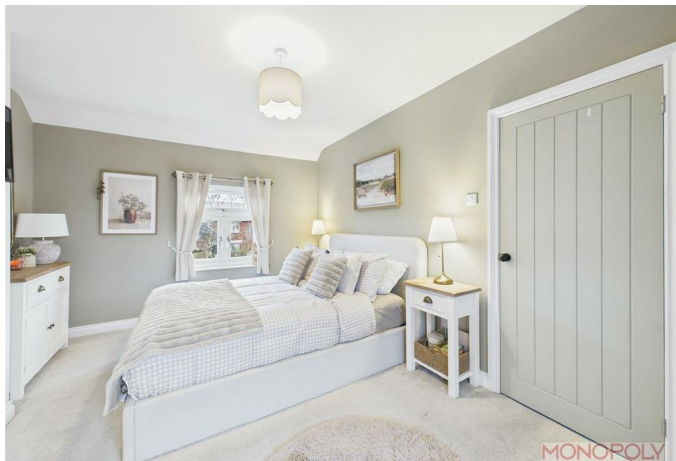
brochure section. \*

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











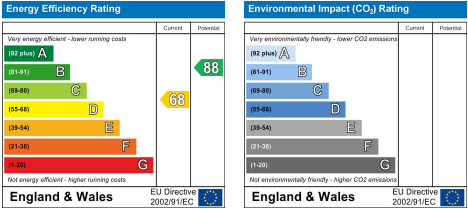


MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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