

Crane Street, Wrexham LL14 3AB

£725

This well-presented one-bedroom flat in the heart of Cefn Mawr offers comfortable and convenient living with its own private entrance and enclosed front courtyard. The property features a spacious living room, a downstairs kitchen complete with cooker, hob, space for a dishwasher and ample storage, along with a double bedroom benefiting from a built-in wardrobe and en-suite bathroom. Situated in the village of Cefn Mawr, the property enjoys easy access to local shops, amenities and transport links, while also being close to beautiful countryside walks.

- 1 BEDROOM FLAT
- FREE PARKING NEARBY
- AMPLE SIZED LOUNG/DINING ROOM
- COUNCIL TAX A
- CLOSE TO LOCAL AMENITIES
- DOUBLE BEDROOM WITH EN-SUITE
- KITCHEN WITH FITTED OVEN/HOB & AMPLE SPACE FOR FRIDGE & WASHING MACHINE
- SPACIOUS FRONT COURTYARD
- EPC RATING E
- VIEWINGS HIGHLY RECOMMENDED



COURTYARD

Private entrance into the front paved courtyard area.

KITCHEN

Ground floor kitchen via the entrance with electric cooker/hob, ample storage space, space for washing machine and storage space below the stairs.

LANDING

Up the carpeted stairs comes the landing with storage cupboard at the top, access to the lounge/dining room and bedroom with en-suite.

LOUNGE/DINING ROOM

Spacious carpeted lounge/dining room to the front of the property.

BEDROOM 1

Carpeted double bedroom, with integrated wardrobes and en-suite.

En-suite

Spacious en-suite bathroom with toilet, sink basin and electric shower.

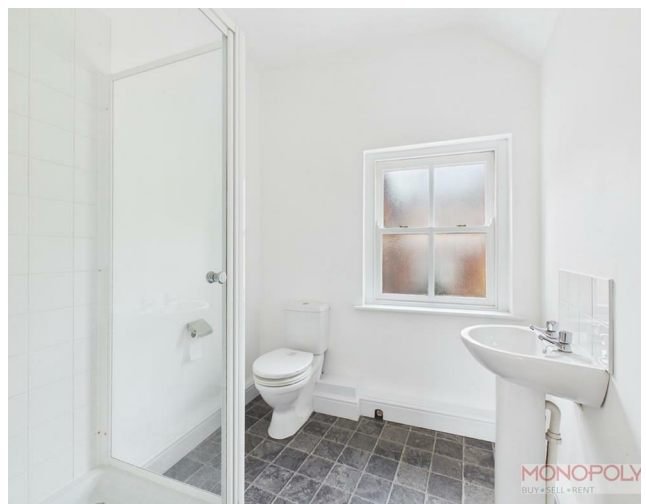
ADDITIONAL INFORMATION

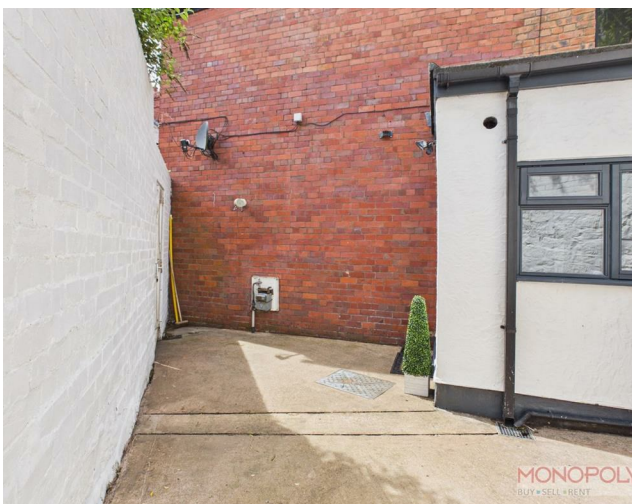
MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

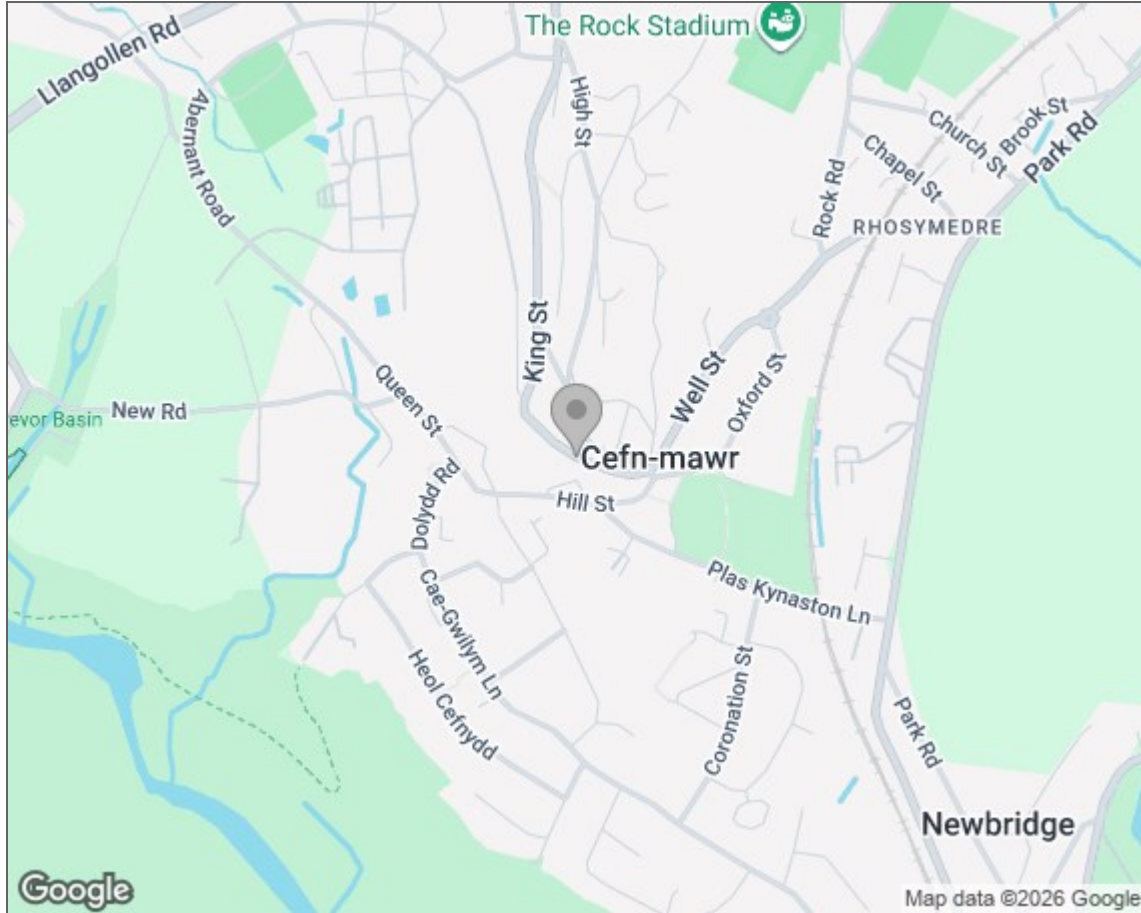
verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact 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.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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