



26A

Wrexham | LL14 3AE

£240,000

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A completely renovated four storey 3 bedroom, 2 bathroom property situated in the heart of Cefn Mawr, near Llangollen. This beautifully appointed property has undergone a full refurbishment by the current owners to produce a modern and essentially brand new interior, that really must be viewed to be appreciated. The property is set over four floors with the kitchen based to the lower ground floor and french doors off to the rear garden. The lounge occupies the ground floor with 3 bedrooms and 2 bathrooms on the first and second floors. The renovation also included a full re-wire and new gas central heating system being installed. The village of Cefn Mawr offers a wealth of local amenities including shops, supermarket and is close to the historic Aqueduct and Viaduct and is a short drive away from the popular town of Llangollen.

- A totally renovated four storey 3 bedroom property
- Full refurbishment throughout
- 2 Bathrooms
- Set over four floors
- Newly landscaped garden
- Re-wired
- New gas central heating system
- Close to Llangollen
- NO CHAIN
- MUST BE VIEWED TO BE APPRECIATED



Entrance Hallway

Main front door opens to the ground floor hallway with stairs off to the first floor and door into the lounge.

Lounge

Well presented, completely re-decorated, brand new carpet flooring, double glazed window to the front and 2 to the back, door off to the lower ground floor.

Kitchen (lower Ground Floor)

Stairs down from the lounge to the kitchen which is beautifully appointed with brand new fitted wall, drawer and base units, wood effect work surfaces with inset 1 1/4 sink and drainer, brand new 'beko' range style cooker with electric double oven, 5 ring electric hob, extractor fan, integrated dishwasher, part tiled walls, wood effect flooring, space for a dryer and plumbing for a washing machine, double glazed french doors off to the rear garden, door to an under stairs storage cupboard, door to the downstairs w.c.

Downstairs W.C

Fitted with a low level w.c, wash hand basin with vanity unit under, wood effect flooring.

First Floor landing

With carpeted flooring, doors to bedroom 2 & 3 and the shower room, door to a cupboard housing the new gas combination boiler, stairs off to the second floor.

Bedroom 2

With a double glazed sash window to the rear, carpeted flooring.

Bedroom 3

An L-shaped bedroom with a double glazed window to the front, carpeted flooring.

Shower Room

Well appointed with a brand new suite comprising of a low level w.c, pedestal wash hand basin, shower cubicle, wood effect flooring.

Second Floor Landing

With a double glazed window to the rear, carpeted flooring.

Bedroom 1

With a double glazed window to the front, carpeted flooring.

Bathroom

Brand new suite comprising of a low level w.c, pedestal wash hand basin, bath, wood effect flooring.

Rear Garden

The garden has been landscaped with a decked seating area off the kitchen leading to a gravelled area with gates opening to a larger gravelled area and further decking to the foot of the garden. There is gated access to the side.

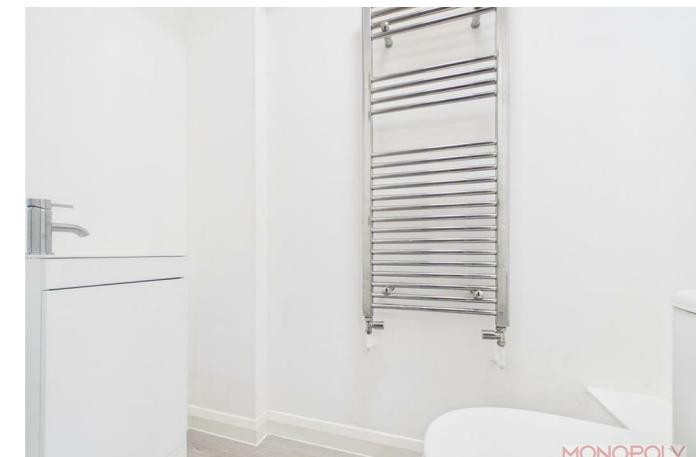
Important Information

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





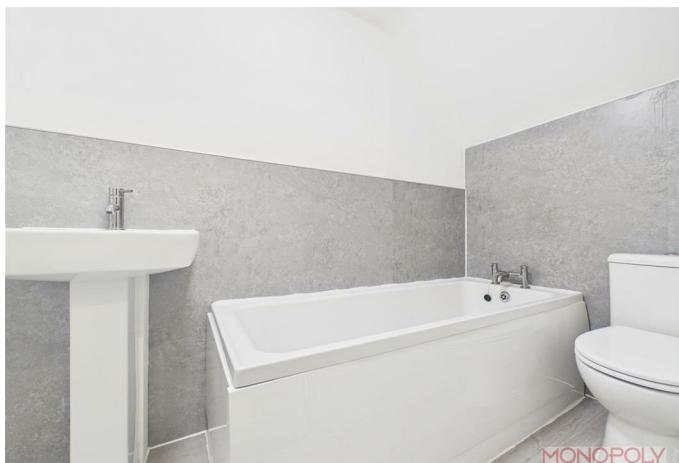
from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we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

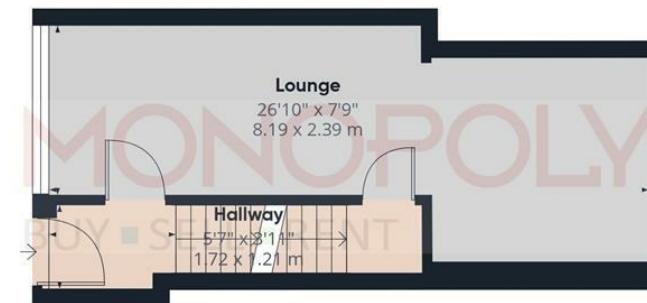
Additional Information

The property shows up as 26 Well street on the land registry currently. They have been registered with the council now as 26 and 26A and the current owner has been told by his solicitor that the title deeds will need to be split once a sale of either number 26 or 26A starts.









Ground Floor

Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

961 ft²
89.2 m²

Reduced headroom

7 ft²
0.7 m²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(58-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(58-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



MONOPOLY



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