



Cae Mawr, Wrexham LL11 3DH

Offers In Excess Of £220,000

Welcome to this spacious property located on Cae Mawr, Wrexham. Located within a popular residential development, conveniently close to Wrexham city centre and with a wealth of local amenities close to hand, including two supermarkets, Secondary School, the Maelor Hospital, and excellent access to the A483 for travel to Chester, Oswestry and beyond. This delightful end terrace house, built in 2012, boasts a modern design spread across three storeys. The property features three bedrooms, offering ample space for a growing family or visiting guests an open plan kitchen/lounge/dining space, utility room and with three bathrooms, morning routines will be a breeze for everyone. One of the standout features of this property is the integral garage, providing convenient parking or storage plus a front drive for two vehicles. Say goodbye to the hassle of searching for parking spaces! To the rear is an enclosed garden. Whether you're looking for a new family home or a place to host friends, this property offers the perfect blend of comfort and style. Don't miss out on the opportunity to make this house your home in a popular and convenient Wrexham location.

- A THREE STOREY END OF TERRACE TOWN HOUSE
- THREE BEDROOMS
- THREE BATHROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINING SPACE
- ENCLOSED REAR GARDEN
- GARAGE
- OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION



Entrance hall

Wood effect floor, understairs storage, stairs to first floor, doors to utility room, bedroom and shower room.

Shower Room

2.88 x 0.88 (9'5" x 2'10")

Wc, tile effect floor, shower enclosure, sink, chrome towel rail, extractor.

Bedroom Three

4.1 x 2.91 (13'5" x 9'6")

Laminate flooring, window to rear.

Utility

1.99 x 1.87 (6'6" x 6'1")

Space for white goods, worktop over, sink/drain, tile effect floor, wall mounted gas boiler, external door to rear.

First floor landing

Carpet, stairs to second floor, door to kitchen/lounge/diner.

Kitchen/lounge/diner

8.15 x 4.88 max (26'8" x 16'0" max)

Fitted range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, single oven, gas hob, extractor, dishwasher, windows to rear, tiled floor, spotlights. Carpet in living/dining area two, windows to front.

Second floor landing

Carpet, doors to two bedrooms, bathroom and cupboard housing water tank.

En suite

2.75 x 1.15 (9'0" x 3'9")

Walk in shower, wc, sink, spotlights, extractor, tile effect floor.

Bedroom One

4.14 x 3.12 (13'6" x 10'2")

Carpet, two windows to front, door to en suite, attic hatch, fitted wardrobes.

Bedroom Two

2.95 x 2.75 (9'8" x 9'0")

Carpet, window to rear, fitted wardrobes.

Bathroom

2.05 x 1.98 (6'8" x 6'5")

Panel bath, mains shower over, wc, sink, window to rear, spotlights, extractor, chrome towel rail.

Garage

Up and over door, power and lighting.

Outside

Front drive with space for 2 cars leading to integral garage, path and gate to rear.

Rear garden with lawn, path to timber garden store, enclosed with fencing gate to side.

IMPORTANT INFORMATION

*Key facts interactive report link available in video tour and brochure sections. *

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.









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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
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