



Bank Cottage

Cefn Mawr | Wrexham | LL14 3AS

£265,000

MONOPOLY
BUY ■ SELL ■ RENT

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Located centrally in Cefn Mawr, Wrexham, this delightful detached bungalow built in 2024 offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a spacious reception hall, to the rear is a stunning open plan kitchen/living space with sliding patio doors to the garden. The bungalow features three well-proportioned bedrooms, and a a stylish bathroom, equipped with modern fixtures and fittings, catering to all your daily needs. The overall design of the bungalow promotes a sense of ease and accessibility, making it an excellent choice for those seeking single-storey living. Surrounded by the picturesque Dee Valley countryside, this home is also conveniently located near local amenities, schools, and transport links. Cefn Mawr is situated between Ruabon and Llangollen, approximately 7 miles from Wrexham. Ty Mawr country park is also close by with beautiful scenery, including lovely views looking towards the viaduct. In summary, this newly built detached bungalow on Well Street is a rare find, combining modern comforts with a welcoming atmosphere. Do not miss the chance to make this lovely property your new home.

- A THREE BEDROOM DETACHED BUNGALOW
- BUILT IN 2024
- STUNNING MODERN OPEN PLAN KITCHEN.DINING/LIVING AREA
- STYLISH CONTEMPORARY FOUR PIECE BATHROOM
- WELCOMING ENTRANCE HALL
- GATED DRIVEWAY WITH OFF-ROAD PARKING FOR TWO VEHICLES
- ATTRACTIVE LOW MAINTENANCE REAR GARDEN
- CONVENIENT CENTRAL CEFN MAWR LOCATION
- AIR SOURCE HEAT PUMP
- VIEWING HIGHLY RECOMMENDED!



Entrance Hall

Composite entrance door, carpet, spotlights, doors to bedrooms, bathroom and kitchen /lounge/diner. A double glazed window to the rear elevation provides a good degree of natural light.

Open Plan Kitchen/Lounge/Diner

The heart of the home and a space with a definite wow factor. The fitted kitchen comprises a range of wall and base units, complementary marble effect worktops, breakfast bar, sink with mixer tap, electric hob, extractor, electric oven, fridge and freezer. Space for washing machine, tiled flooring, electric fire, sliding patio doors with electric blinds opening to the garden.

Bedroom One

A double bedroom with carpet, window to front. Loft access via pull down ladder.

Bedroom Two

Double bedroom with carpet and window to front.

Bedroom Three/Snug/Study

A versatile space that could be used as a third bedroom, a cosy snug style living space or a home office. Carpet and window to rear.

Bathroom

A beautifully appointed, fully tiled marble-effect bathroom. Walk-in double shower enclosure with wall-mounted waterfall shower and hand-held attachment, freestanding bath with freestanding mixer tap and hand shower, low flush WC, and two wall-mounted vanity units with sinks and mixer taps. The bathroom is completed with two wall-mounted chrome towel radiators and spot lighting.

Outside

Front - The property is approached via a gated

tarmac driveway providing off-road parking for two vehicles. A gentle ramp leads to the front entrance, and the front garden is enclosed by brick walling. Corner planting bed, wall lighting, access to rear garden.

Rear - Attractive low-maintenance rear garden laid with porcelain paving and enclosed by brick boundary walls. The space houses the external air source heat pump cylinder

IMPORTANT INFORMATION

*Material Information interactive report available in brochure section. *

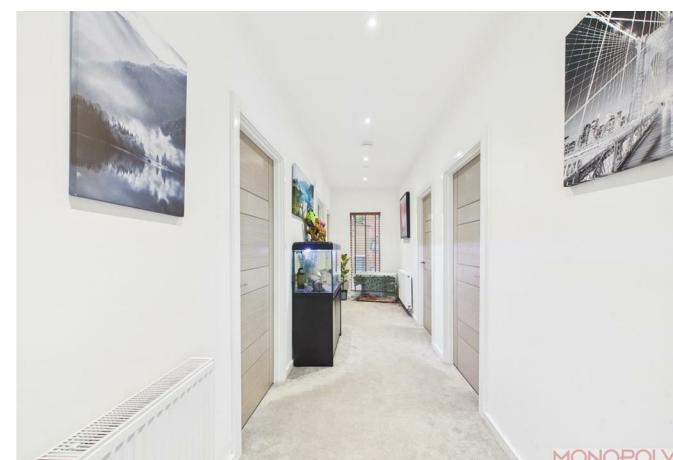
MONEY LAUNDERING REGULATIONS 2003

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



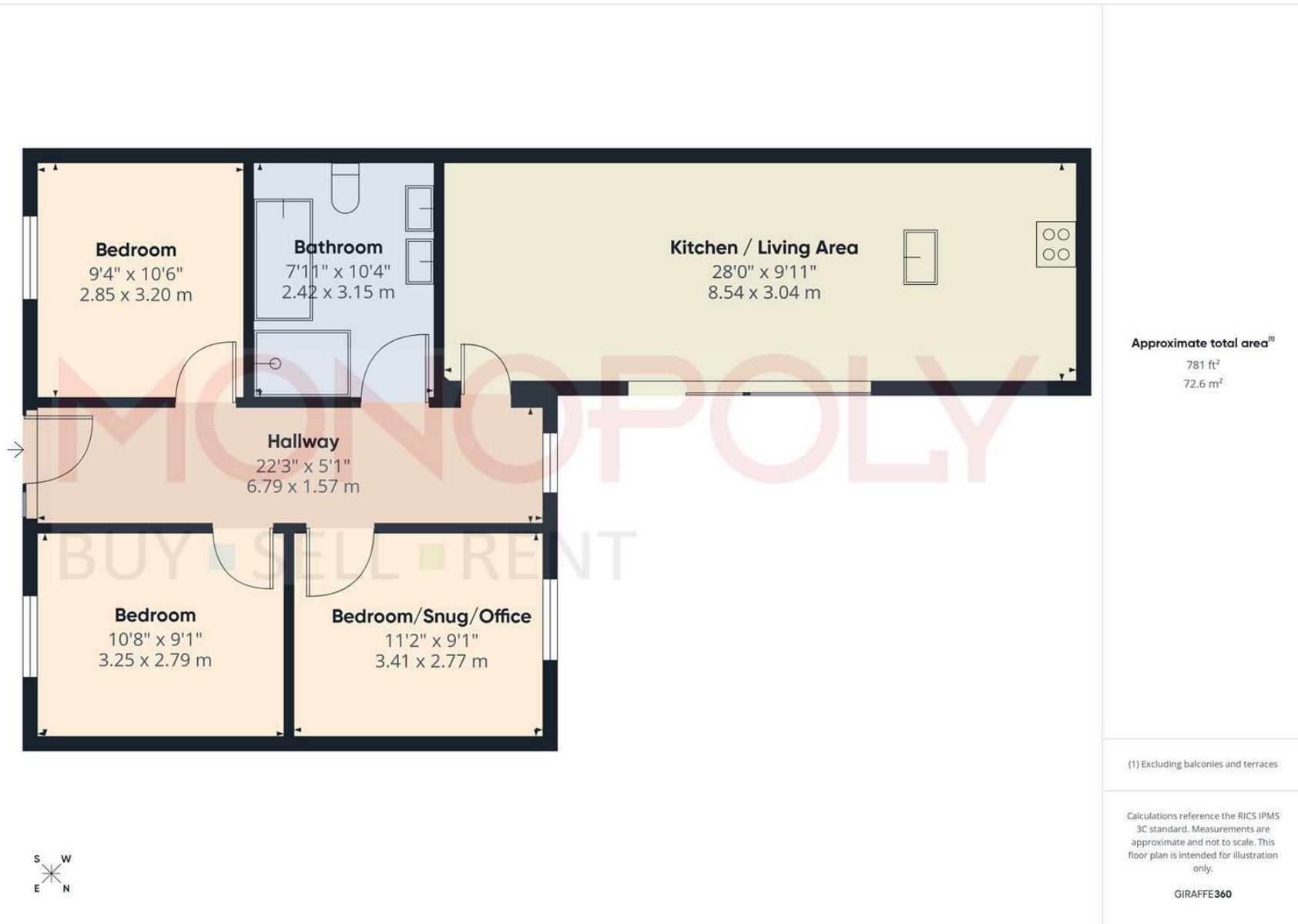


appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.





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Energy Efficiency Rating		
	Current	Prospective
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		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Prospective
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		
EU Directive 2002/91/EC		

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