



I Cross Street Mews

Wrexham | LL12 9US

Offers In The Region Of £100,000

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A fantastic opportunity to purchase a one bedroom end terrace cottage located in the village of Cefn y Bedd. The property is part of a former chapel and would be ideal for a first time or investment buyer. This charming cottage also benefits from a designated car parking space to the rear. Located in the village of Cefn y Bedd close to the village of Caergwrle which has numerous local amenities and there is also excellent access to Wrexham, Mold and Chester. In brief the property comprises of; hallway, lounge and kitchen to the ground floor and one bedroom and shower room to the first floor.

- A charming one bedroom end of terrace cottage.
- Ideal for a first time or investment buyer
- Car parking space to the rear
- Double bedroom with en suite shower room
- Living Room
- Kitchen
- Popular & convenient location
- No Chain!



Hallway

With carpeted flooring, stairs off to the first floor, door to a good size storage cupboard.

Lounge

13'4" x 11'7" (4.07m x 3.55m)

A charming room with exposed stone wall, dual aspect double glazed windows, beamed ceiling.

Inner Hall

With carpeted flooring, doors to a storage cupboard.

Kitchen

10'1" x 7'10" (3.09m x 2.41m)

Fitted with matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, space for a cooker, plumbing for a washing machine, 2 double glazed windows, feature original arch window, space for a fridge/freezer, breakfast bar.

Bedroom One

13'4" x 11'6" max (4.08m x 3.53m max)

With wood effect flooring, double glazed window to the front, 2 built in storage cupboards.

Shower Room

5'8" x 7'7" (1.74m x 2.32m)

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle, door to an airing cupboard housing the hot water tank, access to the loft space, double glazed window.

Outside

To the front is a concrete area with gated access to the driveway at the side which leads up to the designated car parking space.

Additional information

The property has electric heating.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

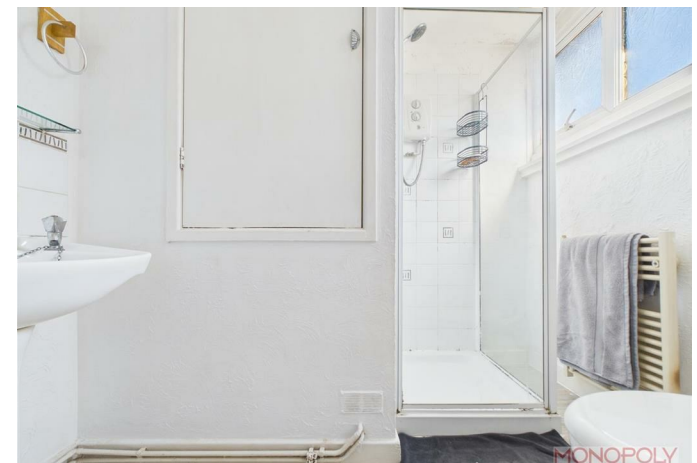
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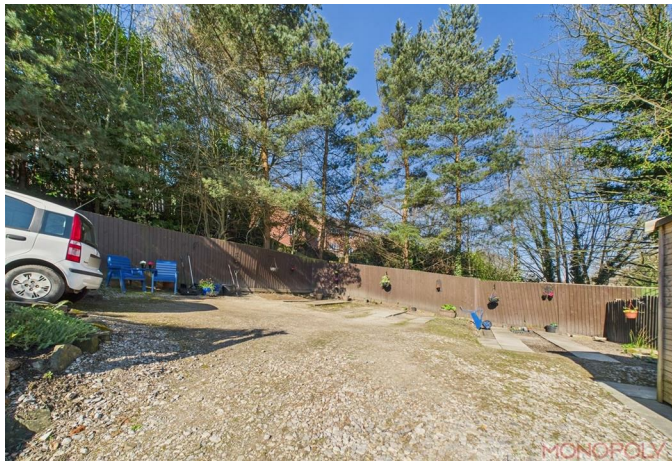
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, 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.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage





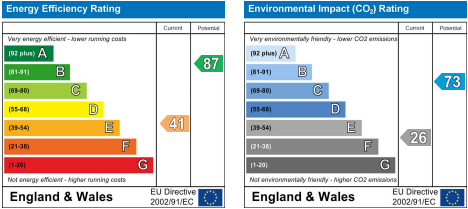


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