



## Well Street, Wrexham LL14 3AE

### £1,050 Per Month

Situated on Well Street in Cefn Mawr, this beautifully renovated four-storey, three-bedroom property is available to let and offers stylish and versatile living accommodation throughout.

The ground floor comprises an entrance porch, a lounge, and an additional room ideal for use as a home office or storage space. The lower ground floor features a modern fitted kitchen with adjoining utility area and a convenient downstairs WC, along with a further kitchen space with French doors opening onto the rear garden. To the first floor are two well-proportioned bedrooms and a contemporary family bathroom. The top floor boasts an impressive principal bedroom, complete with its own en-suite shower room. Externally, the property benefits from a landscaped rear garden, predominantly laid with stone and enclosed by fencing to provide a good degree of privacy.

- FULLY RENOVATED FOUR-STOREY, THREE BEDROOM PROPERTY
- SPACIOUS LOUNGE AND STUDY SPACE
- CONTEMPORARY KITCHEN AND UTILITY
- LANDSCAPED GARDEN
- AVAILABLE IMMEDIATELY
- TWO SHOWER ROOMS
- DOWNSTAIRS W.C.
- PRINCIPAL BEDROOM WITH EN-SUITE
- CLOSE TO LLANGOLLEN
- VIEWINGS HIGHLY RECOMMENDED



## Entrance Porch

Accessed via a part glazed entrance door into porch with carpeted flooring, ceiling light point and door into lounge.

## Lounge

An ample sized lounge with uPVC double glazed window to the front elevation, two radiators, ceiling light point, opening into office space and door into hallway.

## Office/Storage Room

A useful office/storage space with uPVC double glazed window to the rear elevation, radiator and ceiling light point.

## Kitchen (Lower Ground Floor)

A contemporary kitchen featuring a range of wall, drawer and base units with complimentary worktop over incorporating a 1.5 stainless steel sink and drainer unit. Integrated appliances to include a dishwasher and extractor. 'BEKO' range style cooker with electric double oven and 5 ring electric hob, space for a fridge-freezer, radiator, ceiling light point and opening into the utility.

## Additional Kitchen Space

A useful room housing base units with complimentary worktop over, part tiled walls, ceiling light point, wood effect flooring and radiator. French doors opening onto the rear garden and opening into the kitchen.

## Utility

A useful utility with space and plumbing for a washing machine, wall units, worktop, ceiling light point, radiator and door into storage cupboard.

## Downstairs W.C.

A two-piece suite comprising a low-level W.C. and pedestal hand wash basin with mixer tap over, heated towel rail.

## First Floor Landing

With carpeted flooring and door into the lounge. Stairs rising to bedroom two and three and stairs down to the lower ground floor. Storage cupboard housing new combination boiler.

## Bedroom Two

UPVC double glazed window to the front elevation, radiator, ceiling light point and carpeted flooring.

## Bedroom Three

UPVC double glazed window to the rear elevation, ceiling light point, radiator and carpeted flooring.

## Shower Room

A contemporary three-piece suite featuring a low-level W.C., hand wash basin set in a vanity unit with mixer tap over and walk-in shower with electric shower over. Heated towel rail, part tiled walls, wood effect flooring, ceiling light point and extractor fan.

## Bedroom One

UPVC double glazed window to the front elevation, radiator, ceiling light point, carpeted flooring and door into the en-suite.

## En-Suite

A three-piece suite comprising a low-level W.C., pedestal hand wash basin with mixer tap over and double size walk-in shower cubicle with electric shower over. Part tiled walls, wood effect flooring, heated towel rail, ceiling light point, extractor fan and uPVC double glazed window to the rear elevation.

## Outside

The garden has been landscaped with a decked seating area off the kitchen leading to a graveled area and further decking to the foot of the garden. There is gated access to the side through the neighbouring property. There is fencing offering security and privacy.



There is ample car parking available on the street to the rear and in the car park opposite.

### IMPORTANT INFORMATION

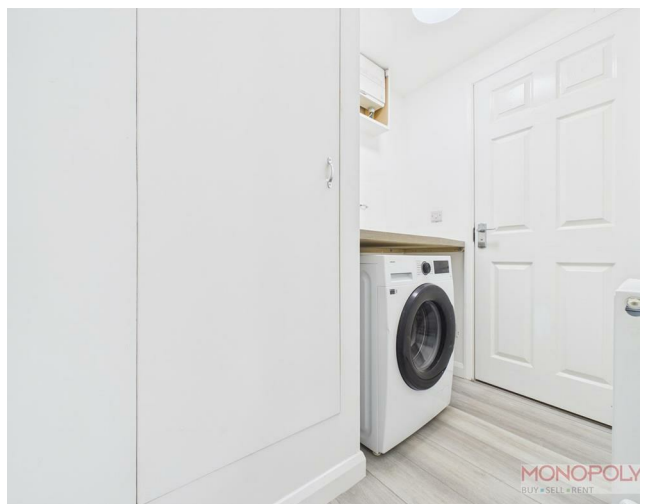
**MONEY LAUNDERING REGULATIONS 2003**  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

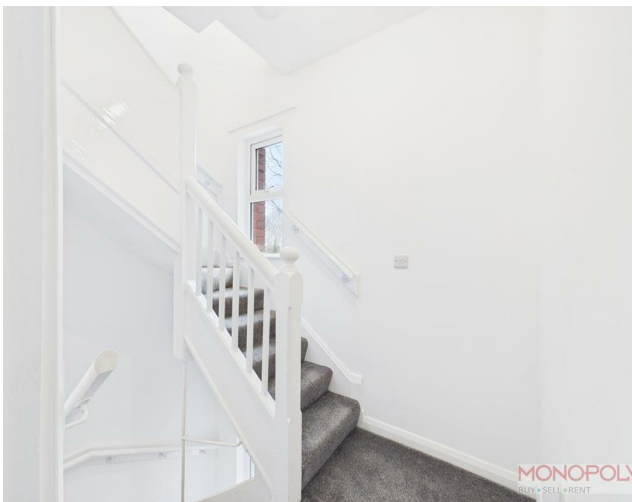
**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure 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

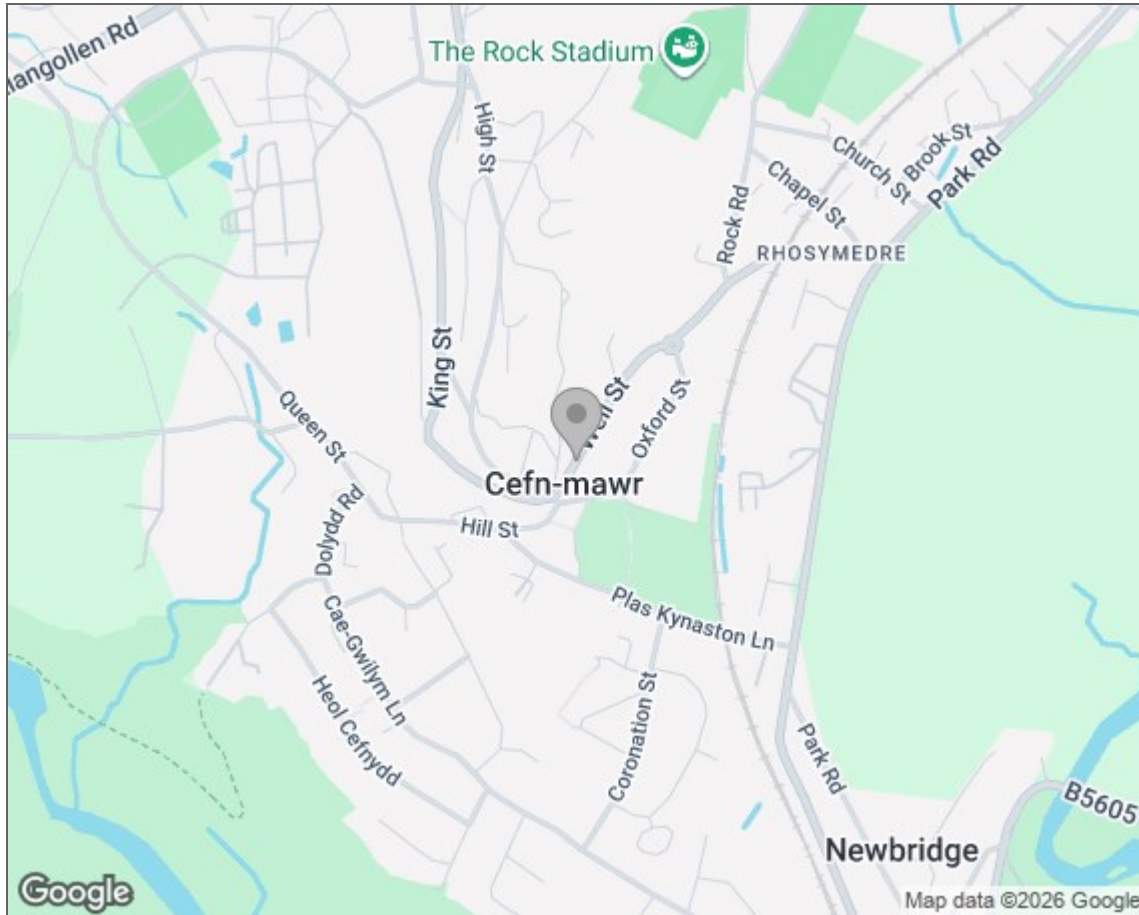
The property shows up as 26 Well street on the land registry currently. They have been registered with the council now as 26 and 26A and the current owner has been told by his solicitor that the title deeds will need to be split once a sale of either number 26 or 26A starts. The home is fitted with a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











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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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