



58

Wrexham | | LL14 3LT

£175,000

MONOPOLY[®]

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Situated in the popular residential area of Cefn Mawr is this immaculately presented two double bedroom semi-detached home, having undergone a comprehensive scheme of improvements by the current owners to create a stylish, ready-to-move-into property. In brief, the accommodation comprises an entrance hallway, spacious living room and a modern kitchen/dining room with a useful under-stairs utility area. To the first floor, the landing leads to two generous double bedrooms and a newly fitted contemporary shower room. Occupying a desirable corner plot, the property continues to impress externally with beautifully landscaped gardens to both the front and rear, along with a driveway providing off-road parking. The rear garden has been thoughtfully designed with ease of maintenance in mind, featuring an artificial lawn, decorative stone and a range of seating areas. Further highlights include a timber-built garden room, composite storage shed and a contemporary anthracite pergola with decking, creating an excellent space for entertaining, home working or simply relaxing outdoors. Cae Gwilym Lane is ideally positioned within walking distance of a wide range of local amenities including shops, Welsh and English medium schools, a library, public houses and eateries. The area is particularly popular due to its close proximity to Ty Mawr Country Park and the UNESCO World Heritage Pontcysyllte Aqueduct, offering scenic walks and outdoor pursuits on the doorstep. Excellent transport links are available via the A483 to Wrexham, Oswestry and beyond, whilst the nearby A5 provides access to Llangollen, Ruabon Train Station is also within easy reach, offering regular services to Chester, Shrewsbury and further afield.

- TWO BEDROOM SEMI-DETACHED HOME
- CORNER PLOT WITH SPACIOUS LANDSCAPED GARDENS
- ENTRANCE HALLWAY
- LIVING ROOM
- KITCHEN/DINING
- DOUBLE BEDROOMS
- NEWLY FITTED SHOWER ROOM
- GARDEN ROOM
- SPACIOUS DRIVEWAY
- POPULAR RESIDENTIAL LOCATION OF CEFN MAWR



Entrance Hallway

Composite door leads into entrance hallway with uPVC double glazed window to the front, herringbone wooden laminate flooring, wall light, radiator and doors to reception rooms.

Utility Area

Under-stairs area with space for tumble dryer, uPVC double glazed window to the side and ceiling light.

Living Room

Two uPVC double glazed windows to the front and rear elevation with venetian blinds. Herringbone wooden laminate, ceiling light point, electric fireplace with wooden surround and radiator.

Kitchen/Dining

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated electric oven, hob and tilted modern extractor over. Space for further appliances including fridge-freezer, washing machine and dishwasher. Composite sink unit with mixer tap over. Ceiling light point, brick-style splash-back tiling, herringbone wooden laminate flooring, two uPVC double glazed windows to the side elevation with venetian blinds and uPVC double glazed door to the rear garden area.

Landing Area

UPVC double glazed window to the side elevation with venetian blinds, two wall lights, carpeted flooring, access to partly boarded loft space, doors to bedrooms and shower room.

Bedroom One

Two uPVC double glazed windows to the front and rear elevation with venetian blinds. Built in cupboard housing combination boiler with shelving and clothes rail. Carpeted flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation with venetian blinds. Vaulted and re-plastered ceilings with recessed LED lighting, two wall lights, vertical radiator and carpet flooring.

Shower Room

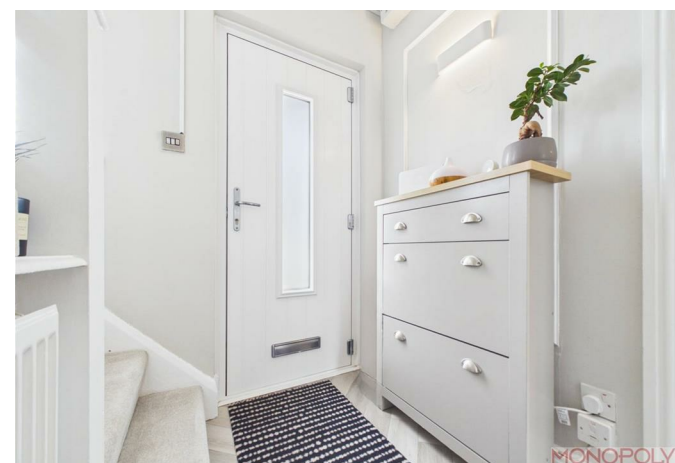
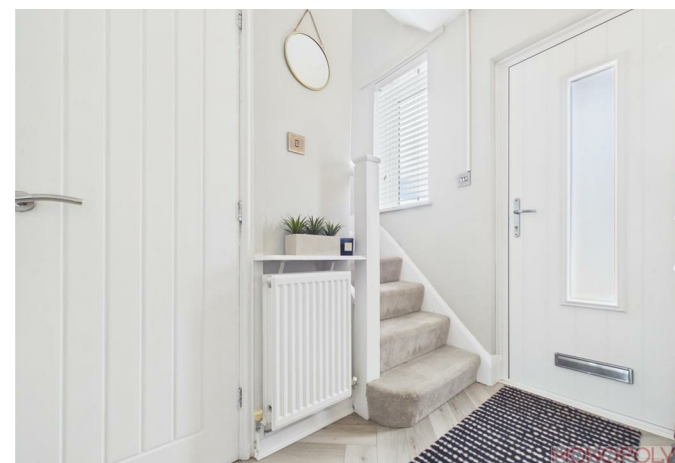
Newly fitted modern three piece suite shower room comprising a low-level WC, wash hand basin with vanity storage under and a double walk-in shower cubical with a mains dual hose shower. LVT flooring, extractor fan, fitted vanity mirror, chrome heated towel rail, recessed LED lighting and uPVC double glazed window to the front with venetian blinds.

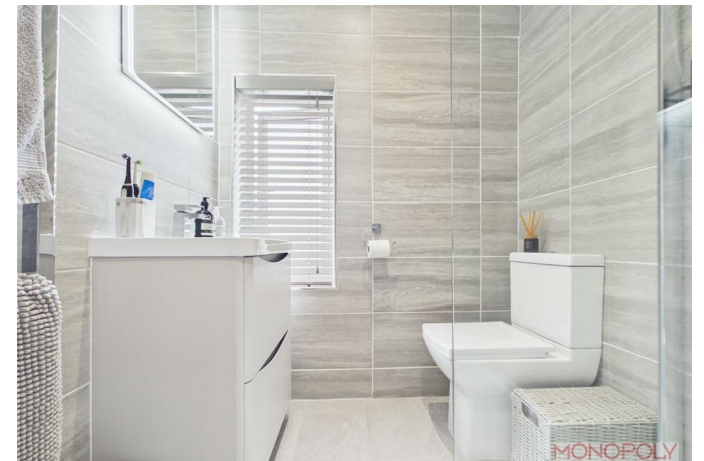
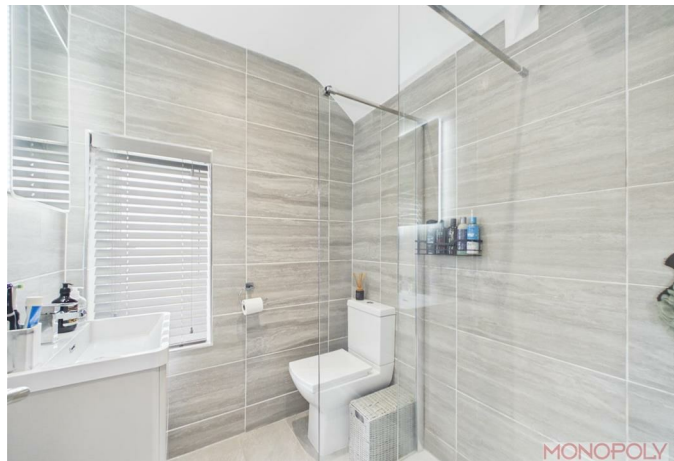
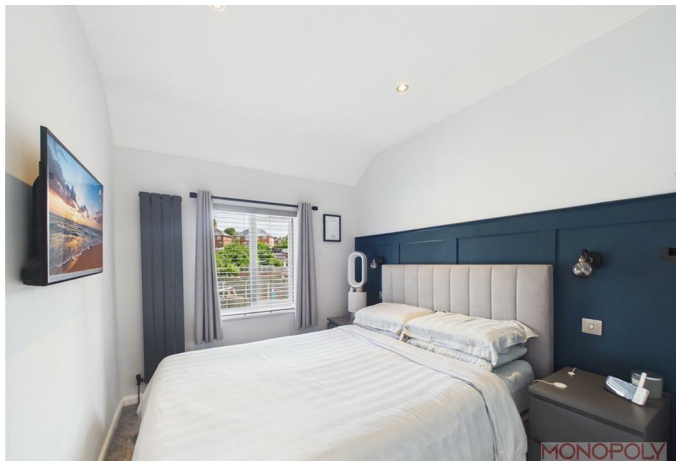
Garden Room

Situated to the front is a useful timber built, fully insulated garden room with French doors, wooden laminate flooring, window to side, power, lighting and electric radiator. The garden room is also built on a pest free base, presently used as an office space but has a multitude of uses.

Outside

Situated on a corner plot, the property has generous landscaped gardens. Double wrought iron gates leads to a decorative stone driveway, separate pedestrian access gate with pathway leading to the raised paved entrance shelter and timber gate providing access to the rear. There are lawned garden areas to the front with the whole space providing access for four to five vehicles if required. The rear garden has been thoughtfully landscaped with timber decking with an anthracite aluminum pergola providing shelter for a seating area. Additionally there is an artificial lawned garden area and a raised decorative stone BBQ area with composite storage shed. To the boundaries are newly installed fence panels offering security and privacy.





Additional Information

The property has undergone some renovation work including a new shower room installed, bedroom two has been knocked back to brick with new electrics, flooring and plastering, new flooring throughout, all the windows have been replaced and still hold a warranty, newly fitted composite front door, new flooring throughout, customised venetian blinds fitted throughout, new kitchen additions including composite sink, tiling, mixer tap, oven hob and extractor. Additionally the garden areas have been landscaped. The garden room and composite shed are included in the sale with further items optional and to be discussed. The combination boiler has been serviced every year.

Important Information

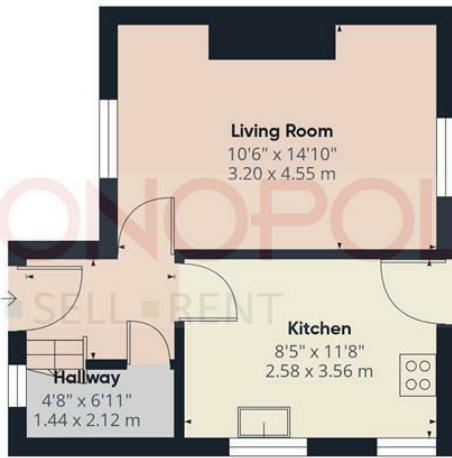
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

674 ft²
62.7 m²

(1) Excluding balconies and terraces

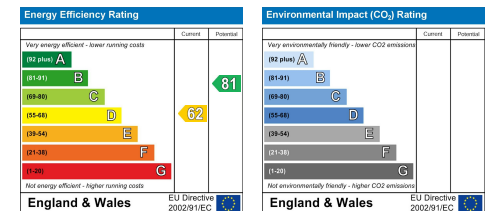
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

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