



## Cae Gwilym Lane, Wrexham LL14 3LS

### £110,000

"VIEWING HIGHLY RECOMMENDED"

An excellent opportunity to purchase a well presented two bedroom end of terrace property situated in Cefn Mawr. The internal accommodation comprises an entrance hallway, downstairs w.c, open plan kitchen/living area, two bedrooms and bathroom. Externally there is off road parking on a front driveway, a well proportioned front garden and a further garden to the rear. Cefn-Mawr has great commuter links being just off the A5 and A483 with easy links to Chester, Wrexham, Oswestry and Llangollen. The area has a great selection of local schools and amenities, with local stores and a Tesco supermarket just a short walk away. The property is also within a short distance of the wonderful Pontcysyllte Aqueduct World Heritage Site.

- A TWO BEDROOM END OF TERRACE
- MODERN FITTED KITCHEN
- OFF ROAD PARKING
- OPEN PLAN KITCHEN/LOUNGE
- POPULAR LOCATION
- UPVC DOUBLE GLAZING



## Entrance Hallway

Tiled flooring, stairs to first floor, doors to kitchen and w.c, window to front.

## Downstairs W.C

White w.c and hand wash basin, frosted window to side, tiled flooring.

## Kitchen/Living Area

5.92 x 4.56 max (19'5" x 14'11" max)

Fantastic open plan kitchen/living area suited to modern living with a contemporary fitted kitchen comprising a range of wall, drawer and base units, timber worktops, 1 1/2 stainless sink drainer, integrated electric oven, ceramic hob, extractor over, tiled splashback, space for white goods, laminate flooring, two windows to side, one window to front, French style doors to rear.

## First floor landing

Carpeted flooring, window to side, doors to two bedrooms and the bathroom.

## Bedroom One

3.23 x 4.59 max (10'7" x 15'0" max)

Laminate flooring, windows to front and rear, door to airing cupboard with tank.

## Bedroom Two

2.81 x 2.58 (9'2" x 8'5")

Laminate flooring and window to rear.

## Bathroom

2.02 x 1.65 (6'7" x 5'4")

Three piece white suite comprises panel bath with electric shower over, hand wash basin and w.c, part tiled walls, tiled flooring, frosted window to front.

## Outside

Off road parking on a paved driveway, well proportioned front garden laid to lawn, mature tree and shrubs, hedge to front and one side, path to rear and front door. To the rear is a further

garden with patio, fencing to rear and one side, hedging to the other.

## Additional Information

Upvc double glazing & gas central heating.













Energy Efficiency Rating	
	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	
Current	85
58	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
Current	
England & Wales	EU Directive 2002/91/EC

#### 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

