



7 Cae Coch, Cefn Mawr, Wrexham, LL14 3DL

**Bowen Son  
and Watson**

*with* **Kent Jones**

## 7 Cae Coch, Cefn Mawr, Wrexham, LL14 3DL

Guide Price - £189,950.

A significantly extended and much improved 4/5 bedroom semi detached family property situated in a quiet cul-de-sac location on the upper fringes of Cefn Mawr.

The property includes generously appointed family living accommodation which has the provision for four or five bedrooms depending on what is required.

The large Kitchen/Breakfast room links well with the other reception rooms including a Living Room, Family Room and Games Room.

Externally there is ample off road parking to the front and well maintained gardens which include useful storage buildings to the rear.

Early inspection is highly recommended as the property is offered for sale with no onward chain.

### General Remarks

Bowen Son and Watson with Kent Jones are delighted with instructions to offer 7 Cae Coch in Cefn Mawr for sale by private treaty. This spacious semi detached property offers well appointed living accommodation which offers flexibility for use depending on the purchaser's requirements.

The main bedroom is serviced by a good sized en suite and walk in wardrobe while the three remaining first floor bedrooms are all good sized. The ground floor accommodation provides provision for a fifth bedroom if required or alternatively there is ample living space across four reception rooms. The property is fully uPVC double glazed and warmed by a gas fired central heating system.

### Location

The property is situated in an elevated position within the village of Cefn Mawr. The village is on the verge of the picturesque Dee Valley with the larger town centre of Wrexham and the renowned town of Llangollen only being a short drive away. Local amenities include Ty Mawr

Country Park, Primary Schools, Medical Centre and a variety of Shops including a large Supermarket.

### Accommodation

A glazed door at the front leads into:

#### Hall

Tiled floor, radiator, telephone point, staircase to first floor landing, cupboard housing 'Glow worm' gas fired boiler and doors off to:

#### Dining Room/Bedroom Five

12' 5" x 9' 7" (3.78m x 2.92m)

Currently laid out as a bedroom with cast iron feature fireplace, parquet flooring and radiator.

#### Living Room

12' 10" x 12' 4" (3.91m x 3.77m)

Radiator, TV point and glazed doors to family room.

#### Kitchen/Breakfast Room

21' 6" x 9' 1" (6.55m x 2.77m)

High quality range of fitted base/eye level wall units with granite worktops over and inset



stainless steel sink/drain. Integrated double oven and separate 5 burner gas hob with extractor hood over. Integrated wine fridge. Space/plumbing for american style fridge freezer, washing machine and dryer. TV point, radiator and door to:

### Games Room

13' 7" x 12' 2" (4.14m x 3.71m)  
Tiled floor, radiator and TV point.

### Family Room

13' 2" x 10' 9" (4.02m x 3.27m)  
Wood effect flooring, TV point, glazed doors to rear patio, separate door to side and internal door to:

### Ground Floor Shower Room

4' 7" x 4' 11" (1.40m x 1.50m) max  
Shower cubicle with 'Triton' electric shower and low level flush w.c. with wash hand basin inset into cistern.

### Staircase to First Floor and Landing

Two storage cupboards and doors off to:

### Master Bedroom

15' 2" x 10' 2" widening to 13' 7" (4.62m x 3.10m widening to 4.15m)  
Views of countryside to front, radiator, TV point and doors off to:

### En Suite

7' 10" x 6' 2" (2.38m x 1.87m)  
Suite comprising shower cubicle with mixer shower, pedestal wash hand basin and low level flush w.c. Tiled floor, tiled walls, heated towel rail and extractor fan.

### Walk in Wardrobe

6' 2" x 5' 5" (1.89m x 1.64m)  
Fitted shelving, hanging rail and radiator.

### Bedroom Two

13' 6" x 11' 1" (4.12m x 3.39m)  
Radiator and TV point.

### Bedroom Three

11' 1" x 8' 11" (3.37m x 2.73m)  
Radiator.

### Bedroom Four

8' 6" x 8' 7" (2.60m x 2.61m)  
Radiator and overstairs storage platform.

### Family Bathroom

8' 4" x 5' 10" (2.53m x 1.77m)  
Panel bath with mixer shower over, pedestal wash hand basin, pedestal wash hand basin and low level flush w.c. Radiator, tiled floor and part tiled walls.

### External Store One

11' 11" x 10' 1" (3.62m x 3.07m)  
Pedestrian door from gardens with light facility and door to:

### Store Two

10' 1" x 6' 0" (3.07m x 1.83m)

### Outside

At the front of the property there is a large brick paved driveway with pedestrian path to the side providing access to the rear gardens which include a covered decked entertaining area at the side, a paved patio and lawned gardens with additional decked seating area in the far corner.



## EPC Rating

Awaiting EPC assessment.

## Council Tax Band

Council Tax Band - 'B'.

## Local Authority

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.

## Directions

Proceed out of Llangollen towards Froncysyllte and continue through Froncysyllte before taking the turning left signposted for Newbridge and Cefn Mawr. Follow the B5605 for just over 2 miles through Pentre and Newbridge before turning left onto the High Street (Signposted Cefn Mawr, Acrefair & B5096).

Continue forward and across the roundabout up the hill onto Well Street. Continue through the centre of Cefn Mawr before turning right onto the High Street. Continue ahead up the High Street before branching right onto Zion Street (After the turning right signposted Rock Lane).

Follow this road ahead onto Cae Coch Lane and into the development of properties where number 7 will be found on the right hand side.

## Knowledge | Expertise | Integrity

- Looking to **Sell** or **Let**?
- Do you need **mortgage** advice?
- Need a **Survey**?

Contact your local branch of **Bowen Son and Watson** with **Kent Jones** today!







AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

View all our properties  
on [www.bowensonandwatson.co.uk](http://www.bowensonandwatson.co.uk)



Bowen Son and Watson with Kent Jones  
Llangollen Office  
Tel: 01978 860346

34 Castle Street Llangollen LL20 8RT  
[llangollen@bowensonandwatson.co.uk](mailto:llangollen@bowensonandwatson.co.uk)  
[www.bowensonandwatson.co.uk](http://www.bowensonandwatson.co.uk)



Knowledge | Expertise | Integrity