



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

**Bowen Son  
and Watson**

*with* **Kent Jones**

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

A traditionally styled three bedroom semi-detached property situated on the upper fringe of Cefn Mawr enjoying far-reaching outlooks from the rear elevation. The property has been subject to a "back to brick" renovation including new heating, re-wiring, re-plastering and fixings of new joinery including internal doors together with kitchen and bathroom etc. The property is now highly recommended for inspection with accommodation that can only be appreciated by viewing.

### The Accommodation

(with approximate room dimensions) on The Ground Floor comprises:-

#### Canopy Porch

to:

#### Entrance Hall

9' 6" x 6' 11" (2.89m x 2.10m)

Approached through a double glazed door. Radiator. "Karndean" oak effect flooring with border inlay. Wired-in smoke alarm. Walk-in cloaks cupboard off with double glazed window.

#### Lounge

12' 5" x 9' 6" (3.78m x 2.89m)

Recessed fireplace with heavy beam lintel above a slate hearth with fitted cast-iron multi-fuel burning stove. Sky television point. Telephone point. Radiator. Double glazed window. Laminate timber effect flooring with herring-bone pattern.

### Kitchen and Dining Room

19' 9" x 12' 4" (6.03m x 3.77m)

The Kitchen Area has recently been re-fitted with "cashmere" toned panel-fronted units comprising a porcelain one-and-a-half-bowl single drainer sink unit set into a range of base storage cupboards including drawer pack and having integrated dishwasher set beneath laminate oak effect topped work surfaces. Built-in electric oven and grill with four-ring halogen hob and cooker hood fitted above. Separate tall larder unit including pantry cupboards and incorporating integrated refrigerator and freezer. Two double glazed windows. Double glazed back door. Ceiling spot-lights. Concealed wall mounted "Ideal" gas fired combination-type central heating boiler. Television aerial point. "Karndean" marble-effect flooring.



## On The First Floor:

### Landing

Smoke alarm. Double glazed window.  
Radiator.

### No. 1 Bedroom

13' 2" x 11' 1" (4.01m x 3.38m)  
Double glazed window. Television aerial point.  
Radiator.

### No. 2 Bedroom

11' 1" x 9' 2" (3.39m x 2.80m)  
Television aerial point. Double glazed window.  
Radiator. Far-reaching views.

### No. 3 Bedroom

8' 6" x 8' 4" (2.58m x 2.54m)  
Radiator. Double glazed window. Television  
aerial point. Loft access-point to insulated roof  
space.

### Bathroom

8' 4" x 5' 10" (2.53m x 1.78m)  
Re-fitted with a modern high quality three piece  
white suite comprising a close flush w.c., vanity  
wash hand basin and panelled bath with  
shower fitted above. Range of chrome-finished  
fittings including heated towel rail. Extractor  
fan. Ceiling spot-lights. Double glazed  
windows to return elevations. Period style tiling  
to walls with contrasting tiling to shower.  
Laminate flooring.

### Outside:

To the front elevation there is a full-width  
Parking Forecourt with double-width brick  
pavier driveway and Secondary Parking Area  
finished in hardcore. To the rear of the property  
there is an enclosed garden laid mainly to lawn  
bounded by timber fencing. From the rear  
garden there are extensive views.

### Viewing:

By prior appointment with the Agents.

### Council Tax Band:

The property is valued in Band "B".

### EPC:

EPC = C. A full copy of the Energy  
Performance Certificate (EPC) relating to this  
property is available electronically at  
[https://find-energy-  
certificate.digital.communities.gov.uk/](https://find-energy-certificate.digital.communities.gov.uk/) You will  
need to use the post code (LL14 3DL) and  
property name or number (9 Cae Coch).



## Directions:

Leave Llangollen on the Wrexham Road continuing through the village of Trevor into Acrefair taking the right-hand turning by The Eagles Inn Public House onto King Street. Continue and take the left-hand fork for High Street and at the hairpin bend bear hard left onto Zion Street. Continue and take the right-hand fork onto Cae Coch Lane, which continues to Cae Coch. The property will then be approached on the left-hand side.

From Wrexham: Leave Wrexham on the A483 dual carriageway in the direction of Oswestry, leaving at the junction sign posted "For Llangollen". Carry on following the signs for Llangollen and after passing through Plas Madoc and over the hill into Acrefair, descend the hill taking the left hand turning (by The Eagles Inn Public House) onto King Street. Continue then as above.



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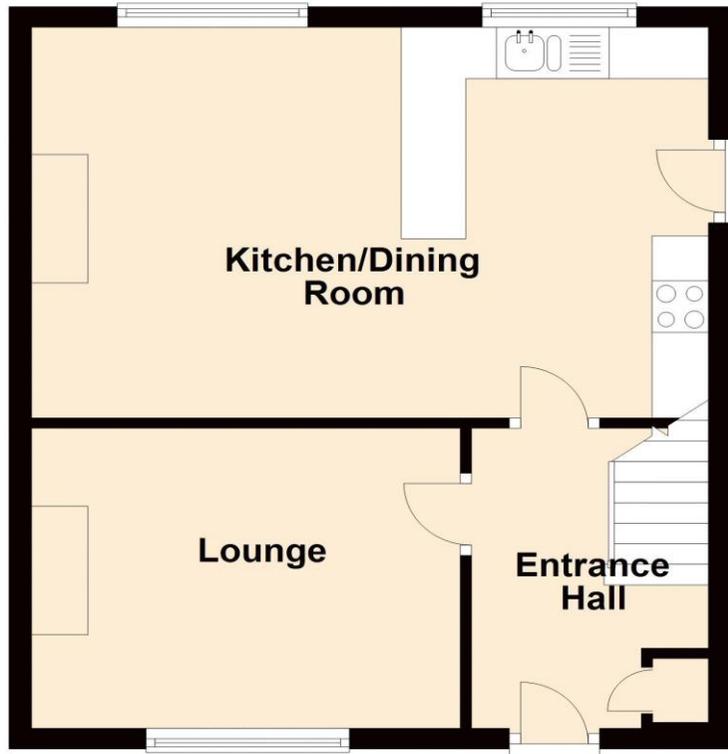
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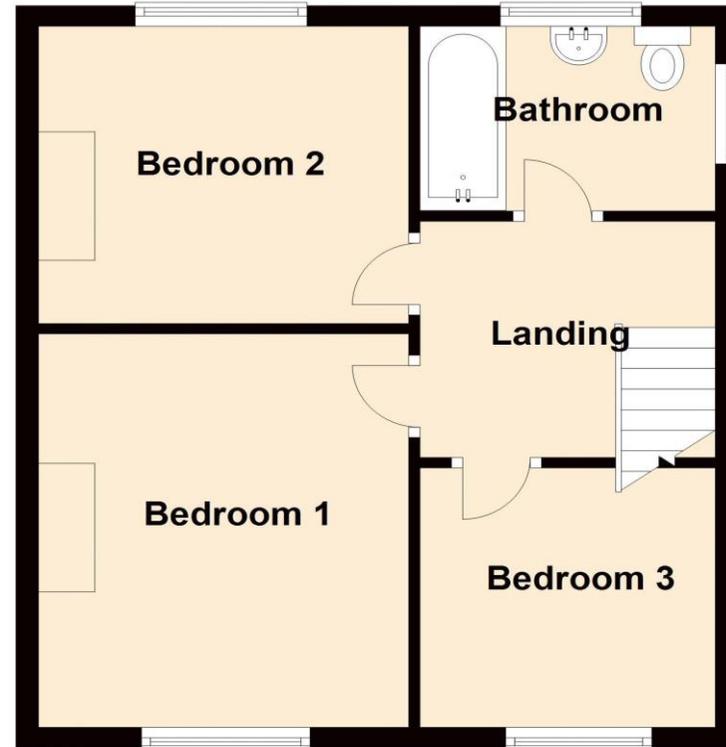
## Ground Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



## First Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



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.

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