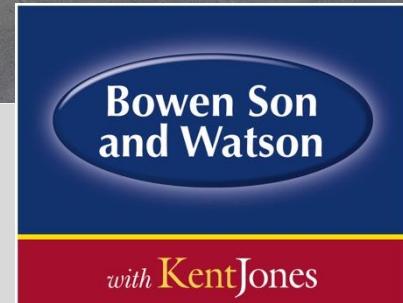




**Bristol House, High Street,  
Cefn Mawr, Wrexham, LL14 3DA**

**Asking Price: £180,000**



NO CHAIN - A PREVIOUSLY MODERNISED AND EXTENDED MATURE DETACHED PROPERTY REQUIRING SOME FURTHER REFURBISHMENT PROVIDING ADAPTABLE TWO/THREE RECEPTION ROOM & TWO/THREE DOUBLE BEDROOM/TWO BATHROOM ACCOMMODATION IN A CENTRAL VILLAGE LOCATION WITH OFF STREET PARKING AND VIEWS ACROSS THE DEE VALLEY.



# Bristol House, High Street, Cefn Mawr, Wrexham, LL14 3DA

- NO CHAIN. Previously Modernised and Extended
- Adaptable Detached. Hall. Sitting Room/Bedroom 3
- Shower Room. Lounge. Dining Room. Kitchen
- Two Double Bedrooms. Bathroom. Gas CH
- Mainly Double Glazed. Some Work Required.
- Re-Roofed & Re-Rendered. Gardens

## Description:

This attractive detached property provides adaptable accommodation requiring some refurbishment comprising an entrance hall; shower room; sitting room or third double bedroom; nearly 16ft square lounge; dining room and kitchen with oak fronted units. Upstairs there are two double bedrooms, one with exceptional views across the Dee Valley, and a bathroom. The property is gas centrally heated from a "Worcester" combi boiler installed in 2019 and is partially double glazed. Outside there is parking to both sides currently for three cars with level garden areas leading up to terraced gardens beyond. The house was re-slatted and re-rendered to Grant standards in 2014.

## Location:

The property is situated a couple of hundred yards from the old centre of the village and enjoys views to the front over the neighbouring property to the Dee Valley beyond. Cefn Mawr was historically an industrial settlement but heavy industry in the village has now ceased and the village is generally considered to be an improving residential location. The village is situated between the A539 Ruabon to Llangollen Road and the A483 trunk road leading to Wrexham (6 miles) and Chester to the north and Oswestry (7 miles) and Shrewsbury to the south. It is on the cusp of the Dee Valley and within two miles of the World Heritage Site at Pontcysyllte. The village offers a range of amenities including a Primary School and modern Tesco Supermarket.

## Constructed

of breathable rendered external walls beneath a re-slatted roof.

## The Accommodation

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

### Entrance Hall

10' 11" x 5' 8" (3.32m x 1.73m)  
Radiator. Staircase leading off.

### Shower Room

5' 11" x 4' 5" (1.80m x 1.35m)

Fitted three piece champagne shaded suite comprising a corner tray with screen enclosure and "Gainsborough" electric shower, vanity wash hand basin and low level w.c. Radiator. Extractor fan. Part tiled walls. Light/shaver point.

### Sitting Room/No. 3 Bedroom

10' 9" x 9' 11" (3.27m x 3.02m)

Fitted mirror-fronted wardrobes. Radiator.

### Lounge

16' 0" x 15' 10" (4.87m x 4.82m)

Living flame electric fire to a marbled and pine surround. PVCu double glazed window to the side and timber framed double glazed window to the rear. Understairs store cupboard. Radiator. Arch to:

### Dining Room

12' 0" x 9' 4" (3.65m x 2.84m)

Suspended PVCu double glazed bow window to the side garden. Wood laminate floor. Radiator.

### L-Shaped Kitchen

13' 0" x 12' 0" (3.96m x 3.65m) maximum.

Fitted light oak fronted units including a double bowl stainless steel sink inset into a total of eight-doored base units and one drawer pack with extended work surfaces including a breakfast bar, space for a washing machine and a built-under electric oven. Inset ceramic hob with filter hood above set between a total of seven wall cabinets. Part double glazed PVCu external door and window. Wall mounted "Worcester" gas fired combination boiler.



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 expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

## On The First Floor:

### Landing

9' 2" x 5' 8" (2.79m x 1.73m)

Airing cupboard.

### No. 1 Bedroom

16' 5" x 12' 0" (5.00m x 3.65m)

Radiator. Two timber framed double glazed windows with views across the valley.

### No. 2 Bedroom

16' 0" x 10' 6" (4.87m x 3.20m) max.

PVCu double glazed window to side with views. Radiator. High level storage cupboards.

### Bathroom

7' 11" x 5' 9" (2.41m x 1.75m)

Fitted three piece "Sun King" shaded suite comprising a panelled bath with shower mixer taps, pedestal wash hand basin and low level w.c. Part tiled walls. Radiator.

### Outside:

To the right hand side there is a double width PARKING AREA with lawned garden behind leading to a terraced rear garden with stone faced retaining walls. To the left hand side there is a GATED DRIVE and low maintenance garden with central rockery having a flight of steps leading up to a PATIO and the terraced rear garden.

### Services:

All mains services are connected subject to statutory regulations. THE CENTRAL HEATING is a conventional radiator system effected by the "Worcester" gas fired combination boiler situated in the kitchen and which was installed in May 2019.

### Tenure:

Freehold. Vacant Possession on Completion. NO CHAIN.

### Note:

The fitted floor and window coverings are to be included at the sale price.



**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!

**Viewing:**

By prior appointment with the Agents.

**Council Tax Band:**

The property is valued in Band "D".

**EPC:**

EPC = E. 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/> You will need to use the post code (LL14 3DA) and property name (Bristol House).

**Directions:**

For satellite navigation use the post code LL14 3DA. Leave the A483 at junction 1 Ruabon. Follow the signs for Llangollen continuing to the roundabout at the top of the hill by Aldi at which take the second exit onto the B5605. Continue into Rhosymedre eventually turning right onto the B5906 signposted Cefn Mawr and Acrefair. Continue to the next roundabout and turn right onto Well Street. Continue past the Car Park and through the traffic calming until turning right onto High Street immediately after passing The George Edwards Hall on the left. Bristol House will be seen on the right after about fifty yards.

