



Asking Price £230,000

 3 Bedrooms

 1 Bathroom

Rock Cottage, Rock Hill, Cefn Mawr,  
Wrexham LL14 3AW

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## General Remarks

This three double bedroom detached house occupies an elevated position with views over the neighbouring rooftops and has been comprehensively modernised by the current owners, both internally and externally, to an exceptionally high standard. The property boasts numerous good quality additions including triple glazed windows, under-floor heating on the ground floor and a new kitchen and bathroom. Neutrally decorated throughout, the living accommodation briefly comprises a dual aspect kitchen/diner, living room with French doors leading out to the low maintenance rear garden, landing, main bedroom, two further double bedrooms and a family bathroom complete with white suite. This property is offered for sale with the benefit of NO ONWARD CHAIN. Viewing advised.



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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.

## Accommodation

### On The Ground Floor:

**Kitchen/Diner:** 16' 3" x 12' 6" (4.95m x 3.82m) Triple glazed door and window to the side elevation,. Triple glazed window to the rear elevation. New wall and base units with complementary wood work tops and splash-backs. One-and-a-half-bowl sink and drainer unit with mixer tap. Integral induction hob. Two integral ovens. Integral fridge. Integral dishwasher. Integral wine-fridge,. Plumbing for washing machine. Tiled floor. Under-floor heating. Exposed ceiling beam. Breakfast bar. Down-lighters.

**Living Room:** 15' 5" x 13' 4" (4.71m x 4.07m) Triple glazed French doors to the rear elevation. Tiled floor. Under-floor heating. Cupboard housing an "Ideal" combination boiler.

### On The First Floor:

**Landing:** Triple glazed window to the front elevation. Storage cupboard.

**Bedroom 1:** 12' 8" x 9' 4" (3.85m x 2.84m) Triple glazed window to the rear elevation. Radiator.

**Bedroom 2:** 12' 5" x 7' 10" (3.79m x 2.4m) Triple glazed window to the rear elevation. Radiator.

**Bedroom 3:** 10' 5" x 7' 7" (3.18m x 2.30m) Triple glazed window to the front elevation. Radiator. Storage cupboard.

**Bathroom:** Triple glazed window to the side elevation. White three piece suite comprising a panelled bath with shower over, low level w.c. and basin set into cabinet. Fully tiled walls. Tiled floor. Heated towel rail.

**Outside:** Externally there is a low maintenance slate garden to the side and rear elevations.

**Services:** All mains services are connected subject to statutory regulations.

The central heating system is a conventional radiator system effected by the wall mounted "Ideal" gas central heating boiler situated in the living room.

**Tenure:** Freehold. Vacant possession on completion, No Chain.

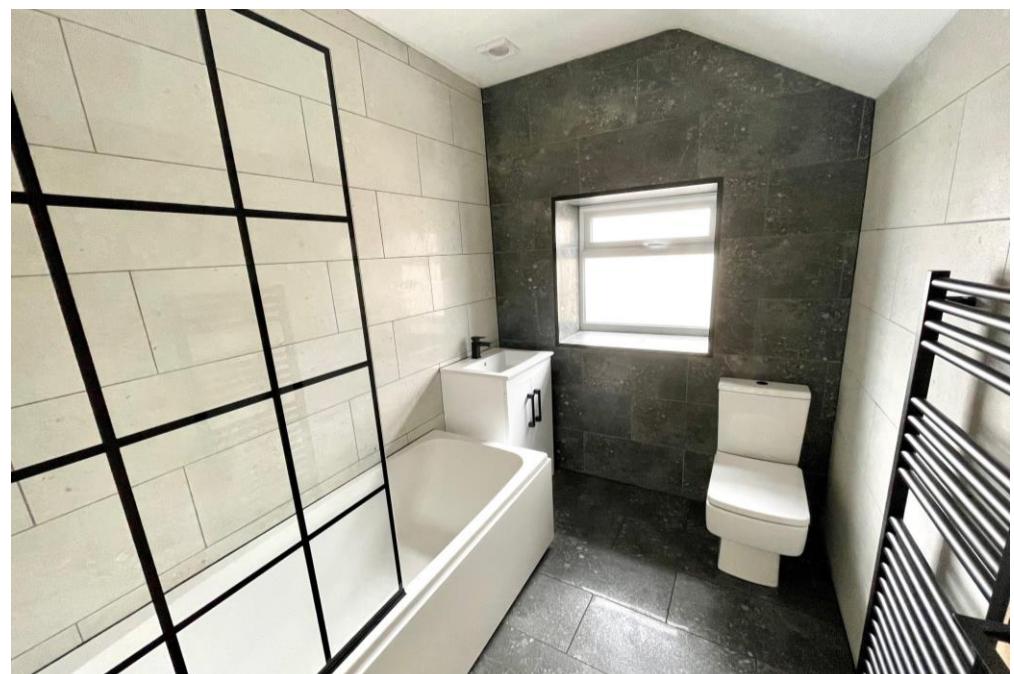
**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 72|C.

**Council Tax Band:** The property is valued in Band "C".

**Directions:** For satellite navigation purposes use the post code LL14 3AW. Proceed north on the A483 and come off at the Ruabon junction. At the first roundabout take the third exit and go under the by-pass and then straight over at the next roundabout. At the Aldi roundabout take the second left onto the B5605 towards Rhosymedre and Newbridge. Follow this road ahead for just over one mile and then take a right-hand turning into High Street. Proceed along this road and at the Tesco roundabout take the second exit and then shortly afterwards take a sharp right-hand turning before the Council Car Park onto Rock Hill and the property will be observed on the right-hand side of the road. Straight after the property there is a car park area on the same side of the road.









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