



103 Cae Gwilym Lane, Cefn Mawr, LL14 3PF
Price £195,000

A well presented three bedroom semi detached house situated within walking distance of Ty Mawr Country Park. The property sits in a large plot with extensive garden to front, gated access to side area offering ample off road parking and space for motor home . The accommodation briefly comprises , spacious and well appointed kitchen/breakfast room, lounge with multi fuel burner and opens into the conservatory with access into the garden. The first floor has three bedrooms and a modern family bathroom. The sunny aspect rear garden has a large patio area ideal for outdoor entertaining, stocked borders and spacious summer house, all of which is enclosed for a safe family environment.

Location

Situated in the village of Cefn Mawr, which offers a range of day to day facilities and amenities including a chemist, hairdressers and a "Tesco" supermarket. The popular tourist town of Llangollen is only a short driving distance away and the nearby village of Ruabon benefits from a train station. There are good road links to the A483 which allows for daily commuting to the major commercial and industrial centres of the region.

Accommodation

Part glazed entrance door opens into the hallway with stairs rising to the first floor.

Lounge 15'11" x 11'6" (4.87 x 3.52)

Spacious family lounge with UPVC double glazed window to front, feature exposed Scotch common brick wall with multi fuel burner on slate hearth and Oak beam over, Oak flooring, radiator and patio door into:-

Conservatory 7'5" x 11'6" (2.28 x 3.52)

Brick base with UPVC windows and UPVC door into the rear garden, tiled floor.

Kitchen/Breakfast Room 15'11" x 12'0" (4.87 x 3.67)

Fitted kitchen with a good range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap over, two UPVC double glazed windows over looking the rear garden. Five ring gas hob with double oven below and stainless steel extractor hood above, plumbing for washing machine, space for fridge/freezer, breakfast bar with UPVC double glazed window to side and front, external UPVC door to side, radiator.

On The First Floor

Stairs rise from the entrance hall to the first floor landing with ceiling hatch to roof space, UPVC double glazed window to rear and doors off to all rooms.

Bedroom One 9'10" x 12'0" (3.02 x 3.67)

UPVC double glazed window to front, built in airing cupboard, radiator.

Bedroom Two 8'1" x 11'4" (2.47 x 3.47)

UPVC double glazed window to front, radiator.

Bedroom Three 7'6" x 8'3" (2.30 x 2.54)

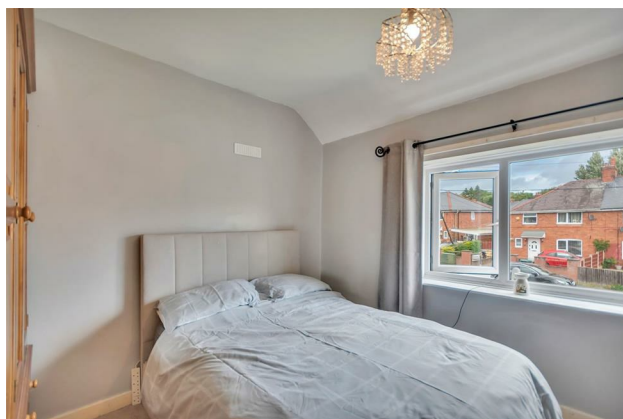
UPVC double glazed window to rear, radiator.

Bathroom

"P" shaped bath with mains shower over, w.c, wash hand basin, frosted window to rear, radiator.

Outside

Gated entrance to front opens to paved parking area and path leading to the front door, large lawned garden to front with stocked borders, further double gates open into second parking area with space to store a motor home, side path leads into the rear sunny aspect garden with large patio ideal for outdoor entertaining, stocked borders, summer house, outdoor power, lighting and tap.



Floor Plan

