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23 Well Street, Cefn Mawr, LL14 3AE

Price £185,000

A well-presented and spacious three-storey semi-detached home offering versatile accommodation, pleasant rear views, and no onward chain, ideally situated in the heart of Cefn Mawr. This attractive property benefits from gas-fired central heating and UPVC double glazing throughout. The ground floor accommodation comprises a welcoming vestibule accessed via a composite entrance door, a comfortable lounge, a separate dining room, a modern white-fronted fitted kitchen, and a conveniently located shower room. To the first floor, the landing provides access to three bedrooms, two of which are generously sized doubles. The principal bedroom further benefits from fitted wardrobes, offering excellent storage solutions. The lower ground floor presents exciting potential for independent living or additional flexible space, featuring a living room, hall/utility area, bathroom, and a useful store room/cellar. Externally, the rear garden is a standout feature, designed for low maintenance and ideal for outdoor entertaining. The courtyard-style setting includes a paved patio area, perfect for relaxing or hosting guests. There is also potential for gated access to a rear car park, subject to confirmation. Early viewing is highly recommended to fully appreciate the space, flexibility, and location this property has to offer.

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
Composite part glazed entrance door opening to:

Vestibule
With four panel door giving access to:

Lounge 16'0" x 10'5" (4.9m x 3.2m)
UPVC double glazed window to front and radiator below. Four panel door opens to:

Dining Room 12'9" x 10'9" (3.9m x 3.3m)
UPVC double glazed window to rear with far reaching views, radiator and stairs to first floor landing.

Kitchen 14'1" x 5'6" (4.3m x 1.7m)
Fitted with a range of white fronted base and wall units complimented by work surface areas incorporating a stainless steel single drainer sink unit, part tiled walls, two UPVC double glazed windows, gas cooker point, wood effect flooring, extractor and sliding door to:

Shower Room
Appointed with a modern white suite of walk-in shower enclosure, pedestal wash basin with mixer tap, low flush w.c, UPVC double glazed window, part tiled walls, radiator and extractor fan.

On The First Floor
Approached via the staircase from the dining room to landing.

Bedroom One 11'5" x 10'9" (3.5m x 3.3m)
UPVC double glazed window to rear with views, radiator and four door fitted wardrobe.

Bedroom Two 13'5" max x 10'9" (4.1m max x 3.3m)
Cottage style door, UPVC double glazed window and radiator.

Bedroom Three 8'2" x 7'10" (2.5m x 2.4m)
Cottage style door, UPVC double glazed window and radiator.

Lower Ground Floor
Accessed via a staircase from the lounge to:

Living Room 13'9" x 9'2" (4.2m x 2.8m)
With UPVC external door and window.

Cellar 13'9" x 9'2" (4.2m x 2.8m)
Lighting, power sockets and consumer unit.

Inner Hall
Store cupboard housing the Worcester gas combination boiler, UPVC double glazed window and radiator.

Bathroom
Fitted with a three piece coloured suite of low flush w.c, pedestal wash basin, bath, radiator, two UPVC double glazed windows and part tiled walls.

Outside
To the side of the property is a gated path with the neighbouring property having a right of way which leads to the rear garden which provides a lovely outdoor entertaining space designed for low maintenance to include a patio area for alfresco dining.















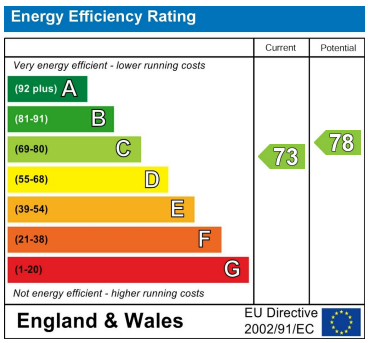
Floor Plan



Area Map



Energy Efficiency Graph



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