



**Quirky Detached Cottage In Village Location**

**Good Size Rear Garden**

**Sitting Room & Kitchen/Diner**

**Spacious Sun Room**

**2 Double Bedrooms**

**Refitted Bathroom**

**Springfield Rock Hill**  
Cefn Mawr, Wrexham LL14 3AW

**Offers in the Region Of £165,000**



**If you are looking for a 'quirky' property in a village location, then this detached cottage may well be the one for you!**

It has certainly stood the test of time and has been extended over the years to provide good sized accommodation, albeit that most rooms are of an irregular shape, which of course just makes it that little bit different.

Not only that, it also occupies a generous plot, complete with a large rear garden that is not overlooked, whilst there is parking in the driveway for 2 cars to the front of the cottage.

It enjoys an olde-worlde feel inside, no doubt due to the exposed timber floorboards in many rooms, along with the multi-fuel Clearview stove in the sitting room, perfect for cosy nights in, especially during the winter months.

For peace of mind, the gas central heating boiler was replaced in May 2023.

Cefn Mawr provides a range of local amenities, including both primary and secondary schools, local shopping, a post office, a Tesco supermarket, GP surgeries, library and social resources.

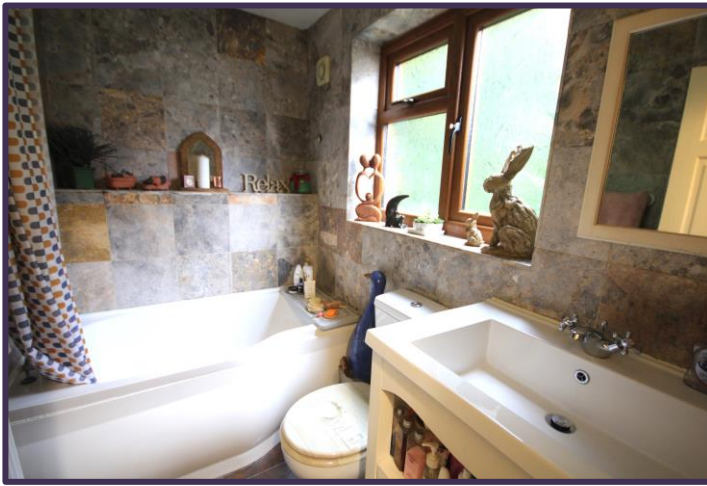
Nearby is Cefn Druids football club, a leisure centre which offers a well-equipped gym and swimming pool, along with its extremely popular wave machine. Ty Mawr country park is also close by with beautiful scenery, including lovely views looking towards the viaduct.

The town of Llangollen is less than 5 miles away. Famous for its annual International world renowned Eisteddfod. Steeped in myth and legend Llangollen is a haven for walkers and tourists of all ages. Wrexham town centre is approximately 7 miles away.

The spectacular Snowdonia National Park is 37 miles away and the stunning North Wales coastline is easily accessible.

***Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566***

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



## GROUND FLOOR

### Canopied Porch

Stable front door.

### Hall

Exposed timber floorboards.

### Bathroom 8' 1" x 4' 11" (2.46m x 1.51m)

Panelled bath with mains mixer shower over, wash hand basin inset in vanity unit and close coupled WC. Fully tiled walls, ceramic tiled floor and radiator.

### Kitchen/Diner 14' 9" x 14' 8" max (4.49m x 4.46m max)

Stainless steel sink and drainer inset in range of woodgrain effect working surfaces with drawers, cupboards and plumbing for dishwasher below and incorporating 4 ring gas hob with stainless steel splashback and illuminated extractor hood above, wall cupboards, exposed timber floorboards, plumbing for washing machine, part tiled walls, double radiator and Ideal wall mounted gas central heating boiler.

### Sitting Room 14' 5" max x 14' 0" (4.40m max x 4.27m)

Fireplace incorporating multi-fuel stove on quarry tiled hearth, exposed timber floorboards, 2 wall light points, display shelves, radiator and staircase to first floor.

### Sun Room 13' 3" x 9' 5" (4.03m x 2.88m)

Double glazed sliding patio doors leading to rear garden, ceramic tiled floor and radiator.

## FIRST FLOOR

### Small Landing

### Bedroom 1 14' 5" max x 14' 0" (4.40m max x 4.26m)

Twin double door sliding wardrobes and radiator.

### Bedroom 2 14' 8" max x 10' 8" max (4.47m max x 3.26m max)

Built-in wardrobe and radiator.

## OUTSIDE

Tarmac driveway providing parking for 2 cars.

Easily managed gravel front garden.

Established L-shaped rear garden with a variety of bushes, trees and shrubs. Gravel pathways, borders and steps leading up to a concrete patio area with far reaching views from its elevated position.

### Services

Mains water, gas, electricity and drainage.

### Central Heating

Ideal gas fired boiler supplying radiators and hot water.

### Tenure

Freehold.

### Council Tax

Wrexham Council - Tax Band C.

### Agents Note

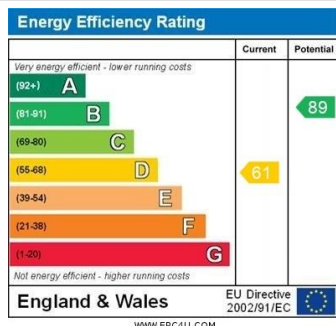
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Directions:** Proceed out of Wrexham along the A483 towards Oswestry and at Junction 1 take the exit for A539 signposted for LLangollen. At the roundabout take 3rd the exit onto Ruabon interchange(A539), continuing straight over at the following roundabout. At the next roundabout take the 2nd exit onto the B5605, following the road for about a mile and turn right onto B5096, High Street. At the next roundabout take the 2nd exit and turn sharp right into Rock Hill.

**Legislation Requirement:** To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



**Referral Arrangements:** We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.