



Offers In Excess Of £165,000

Moss | Wrexham | LL11 6BD

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"BARGAIN PRICE" "VIEWING HIGHLY
RECOMMENDED"

Monopoly Buy Sell Rent Estate Agents are Delighted to offer For Sale this charming Two Bedroom Detached Cottage located in the Popular and Sought After village of Moss near Wrexham. This Stone Cottage offers Two reception rooms, a Cottage-style kitchen, utility, Two Double bedrooms, bathroom and separate w.c. The rear garden offers a paved Sitting area on two different levels with a lovely outlook. The property is situated about three miles from Wrexham centre and only two from Sainsbury's roundabout, from where the A483 dual carriageway town bypass accesses Chester (12 miles) and the North West motorway network.
"NO CHAIN"

- TWO BEDROOM
- DETACHED STONE COTTAGE
- UPVC DOUBLE GLAZING
- VILLAGE LOCATION
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- UTILITY ROOM
- TWO RECEPTION ROOMS



ACCOMMODATION TO GROUND FLOOR

The property is accessed via doors to front and side, from the front there is a UPVC Double glazed and frosted door giving access to the entrance hallway.

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, doors off to the lounge and Dining/Family room.

LOUNGE

11'10" x 9'8" (3.629m x 2.949m)

With UPVC Double glazed window to the front with radiator beneath, Stone built fireplace with multifuel burner inset on brick hearth, beams to the ceiling.

DINING /FAMILY ROOM

11'10" x 11'10" (3.619m x 3.610m)

With UPVC double glazed window to the front with radiator beneath, beams to the ceiling. Brick fireplace with multifuel burner inset, understairs cupboard, door to the kitchen

KITCHEN

26'2" x 5'1" (7.977m x 1.565m)

Beautifully presented Galley kitchen with a good range of wall and base cupboards with complementary worktop surfaces, which incorporate ceramic one and half bowl sink unit with mixer tap, space and plumbing for washing machine, Integral Fridge/Freezer, space and plumbing for dishwasher, space for Range cooker with extractor hood over, Two double glazed Velux windows to the ceiling, two UPVC Double glazed windows to the rear, two radiators, feature stone wall, spotlights to the ceiling, door to the utility room and door into Dining/ family room.

SIDE PORCH

With Composite double glazed and frosted door with UPVC Double glazed side window to the porch, with UPVC Double glazed French style doors to the rear garden and UPVC Double glazed stable door to the kitchen.

UTILITY ROOM

With UPVC Double glazed frosted window to the front, worktop surface with cupboard beneath.

FIRST FLOOR LANDING AREA

With doors off to the bedrooms and bathroom.

BEDROOM ONE

11'9" x 10'7" (3.600m x 3.238m)

With UPVC Double glazed window to the front with radiator beneath, built in cupboard, built in wardrobes either side of the bed, second radiator.

BEDROOM TWO

11'9" x 8'3" (3.600m x 2.530m)

With UPVC double glazed window to the front with radiator beneath, two built in wardrobes.

BATHROOM

Panel enclosed bath with shower attachment, separate shower cubicle, radiator, UPVC Double glazed and frosted window to the rear, wall mounted gas central heating boiler.

SEPARATE W.C.

Comprising of a low level w.c, wash hand basin set in a vanity unit, UPVC Double glazed and frosted window to the rear, radiator.

OUTSIDE

To the Front: there is a block paved driveway with off road parking for two vehicles, with picket fencing to the rear. The rear is accessed via the Porch.

To the Rear: Mature garden with paved pathway and sitting area and steps down to another garden area which is laid with pebbled area and an array of trees and bushes.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. 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. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.







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Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Provision
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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