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Overton | Wrexham | LL13 0DT

£375,000

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Located in the popular village of Overton is this charming FOUR BEDROOM period property.

The property offers a distinctive and characterful four-bedroom accommodation arranged over multiple levels, including an additional former two-storey former bakehouse. The well-proportioned main house features a welcoming dining reception hall with an exposed brick fireplace, a kitchen and a separate utility/W.C. Multiple reception rooms are on offer throughout the home, with the living room downstairs featuring a brick fireplace and bay window, while the second floor lounge also provides a great space for relaxing. Three bedrooms are located on the first floor, while the second floor provides the further lounge and bedroom with a skylight. The two storey former bakehouse offers excellent ancillary space with a hallway leading to a reception room, first-floor hairdressing studio, and a useful storage room, lending itself to a variety of uses (subject to consent). Externally, the property benefits from parking for two vehicles, slate chipped areas, a patio and bar area ideal for entertaining, and a dedicated bike store. Occupying a convenient position on Overton High Street, the property is ideally placed to enjoy a wide range of local amenities including shops, cafés and everyday services, all within easy walking distance. Overton is a well-regarded village offering a strong sense of community, reputable schools, and excellent countryside walks nearby. The area benefits from good transport links, with the nearby Ruabon railway station and easy access to the A483 for travel to Wrexham, Chester, Shrewsbury and beyond.

- WELL PRESENTED FOUR BEDROOM 1741 CHARACTER PROPERTY!
- RECEPTION DINING HALL WITH BRICK FIREPLACE
- LOUNGE WITH BAY WINDOW
- KITCHEN/BREAKFAST ROOM WITH A RANGE OF APPLIANCES
- FOUR DOUBLE BEDROOMS
- FOUR PIECE SUITE BATHROOM
- CONVERTED LOFT SPACE WITH RECEPTION AND BEDROOM
- TWO COURTYARDS AND PRIVATE PARKING AREA
- FORMER BAKEHOUSE AS OPPORTUNITY FOR ADDITIONAL LIVING SPACE/BUSINESS USE
- POPULAR VILLAGE LOCATION



Entrance Porch

Hardwood entrance door, ceiling light point, alarm control panel and wood block parquet flooring. Part glazed door leads into the reception dining hall.

Reception Dining Hall

A character-filled reception room with single glazed sash window to the front, exposed brick illuminated fireplace set on a slate hearth with wooden mantle, recessed shelving, door into storage cupboard, stairs rising to the first floor, under the stair storage cupboard with lights, two ceiling light points, exposed ceiling beams, carpet flooring and door into kitchen and living room.

Living Room

Featuring dual-aspect windows with a bay window to the front elevation with storage cupboard under, uPVC double glazed window to the rear, exposed ceiling beams, brick fireplace with gas log effect stove set on a slate hearth with timber mantel and carpet flooring

Kitchen/Breakfast Room

Housing a range of wall, drawer and base units with granite work surface over incorporating 1.5 stainless steel single drainer sink unit with mixer tap over, Leisure Range cooker with five ring gas hob and warmer plate with matching 'Leisure' extractor hood above and integrated dishwasher. Tiled floors, part tiled walls, space for fridge freezer, space for breakfast table, radiator, recessed LED lighting, uPVC double glazed window to the side elevation and door into storage cupboard. Composite part glazed door leads out to the courtyard.

First Floor Landing

Two ceiling light points, exposed beams to the ceiling, doors off to bathroom and three bedrooms,

stairs rising to converted loft space and carpet flooring.

Bedroom One

Wooden glazed window with secondary glazed window to the front elevation, beams to the ceiling, radiator and carpet flooring.

Bedroom Two

Wooden glazed window with secondary glazed the front elevation, exposed beams, recessed shelving, radiator and carpet flooring.

Bedroom Three

UPVC double glazed window to the rear, built-in wardrobes, radiator and carpet flooring.

Bathroom

Well-appointed four piece suite housing a low level W.C, wash hand basin set within a wooden oak vanity unit, twin grip panelled bath with mixer tap over and shower attachment and walk-in shower enclosure with electric shower unit. Fully tiled walls, tiled flooring, shaver points, extractor fan, inset ceiling spotlights, radiator and uPVC double glazed window to the rear elevation.

Second Floor

Carpet staircase rising from the first floor landing.

Loft Lounge Area

Additional reception room to the third floor with Velux skylight, beams to ceiling, electric fireplace, ceiling light point, carpet flooring and door into fourth bedroom.

Bedroom Four

Velux skylight, eave storage to either side, beams to ceiling, two ceiling light points, two radiators and carpet flooring.





Utility

Useful utility room entered via an external door featuring a range of oak fronted wall, drawer and base units with complimentary work surface over incorporating a stainless steel single drainer sink unit. Space and plumbing for a washing machine, space for a tumble dryer, space for a fridge-freezer, radiator, uPVC double glazed window to the rear, part tiled walls and quarry tiled flooring. Door leads into the W.C/Cloakroom.

W.C/Cloakroom

Fitted with a low-level W.C, quarry tiled flooring and uPVC double glazed window to the side.

Annexe/Additional Living Space

Formerly two buildings, the property has the added benefit of having the former two storey bakehouse. Presently used for a hairdressing business and storage but could be used for a number of purposes to suit the buyers needs.

Reception Room

UPVC double glazed door leads into a hallway with uPVC double glazed window to rear and opens into Reception room, presently used for storage. UPVC double glazed window to the rear, Worcester Gas combination boiler, storage, shelving, quarry tiled flooring and stairs rising to first floor.

Hairdressing Room/First Floor Reception

Currently used as a hairdressers featuring uPVC double glazed window to the rear, ceiling light point, two radiators and carpet flooring.

Storage Room

UPVC double glazed window to the rear, ceiling light point and exposed wooden flooring.

Outside

To the rear of the property a shared driveway leads to a slate chipped parking area for two vehicles and a useful bike store. In addition there is a charming, easy to maintain stone courtyard featuring a sheltered porch and a water butt. along with a separate courtyard/garden area with a wall mounted bar, enclosed by fencing for privacy.

ADDITIONAL INFORMATION

The former bakehouse is currently used as a hairdressers with potential to be tailored to the buyers requirements (subject to approval), such as a business location or annex. It has had a new roof and double glazing installed.

The boiler was changed 3/4 years ago along with the radiators being changed. The front of the property is listed, so all windows to the front are currently listed however there is secondary glazing screens in bedroom one and two. Any changes to the windows to the front would need to be in keeping with the listed requirements.

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.







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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	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

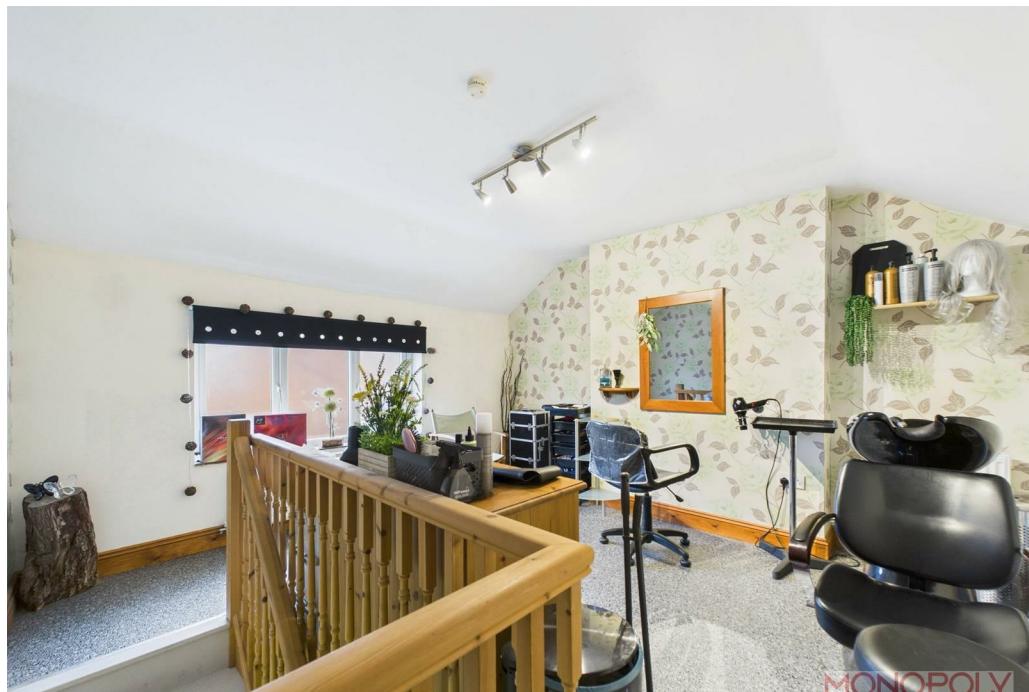
Environmental Impact (CO ₂) Rating		
	Current	Provision
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC



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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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