



3 Forest Hills

Wrexham | LL14 5BA

£290,000

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Situated in the sought-after hamlet of Black Park, close to the historic village of Chirk, is this charming two double bedroom cottage is filled with character features throughout. The property is attached on one side and also adjoins at the rear, giving it the feel of a semi-detached home within a unique cluster of converted miners cottages. In brief, the accommodation comprises an external entrance porch, welcoming entrance hall, kitchen/dining room, spacious lounge, and a garden room to the ground floor, providing excellent and versatile living space. To the first floor, a generous landing with airing cupboard leads to two double bedrooms and a well-proportioned family bathroom. Externally, the home benefits from a private driveway with parking for two vehicles and established gardens to the front and side, offering pleasant outdoor space in a peaceful setting. Forest Hills forms part of a small community of cottages just a short drive from Chirk, which boasts a range of amenities including shops, pubs, eateries, medical facilities, and the renowned Chirk Castle and surrounding countryside walks. Excellent transport links are close by, with Chirk railway station providing direct services to Wrexham, Chester, and Shrewsbury, and the A483 easily accessible for commuters travelling further afield.

- TWO DOUBLE BEDROOM BARN CONVERSION
- CHARACTER FEATURES
- GARDEN ROOM
- KITCHEN/DINING ROOM
- SPACIOUS LOUNGE
- SEMI-RURAL LOCATION
- ESTABLISHED GARDENS TO FRONT AND SIDE
- ALLOCATED PARKING
- ENTRANCE PORCH AND HALLWAY
- DOUBLE GLAZING



### **Entrance Porch**

Oak framed external porch with tiled floor and glazed windows. Hardwood door with glazed window leading into entrance hall.

### **Entrance Hall**

Glazed hardwood doors into kitchen/dining and lounge. Stairs rising to first floor. Solid oak flooring, panelled radiator and ceiling light point.

### **Living Room**

Two uPVC double glazed windows to the front and side elevation with blinds. Multi-fuel burner set within stone walls on quarry tiling. Engineered oak flooring. Ceiling light points, wall lights, panelled radiator, opening into sunroom, doors into entrance hall and kitchen/dining.

### **Kitchen/Dining Room**

Housing a range of shaker style wall, drawer and base units with solid oak work surface over. Integrated appliances to include oven, induction hob and extractor over. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Composite sink with mixer tap. The dining area has space for a dining table and access to under-stairs storage cupboard. The room is finished with oak flooring, panelled radiator, recessed LED lighting, under-cabinet lighting, doors to hall and living room and uPVC double glazed window to the front elevation.

### **Garden Room**

An excellent feature of the home with triple aspects views of the garden area, velux sky lights and French doors opening onto the garden area. Charming cast iron gas fireplace set against exposed stone wall. Additional wall mounted energy efficient electric heater. Tiled floor and recessed LED lighting.

### **Landing Area**

Spacious landing area with airing cupboard with shelving, light and radiator. Access to loft with pull-down ladder and partly boarded. Two ceiling light points, doors to bedrooms and bathroom.

### **Bedroom One**

UPVC double glazed window to the front elevation. Two built in wardrobes with clothing rail and shelving. Ceiling light point, carpet flooring and ceiling light point.

### **Bedroom Two**

UPVC double glazed window to the side elevation. Carpet flooring, ceiling light point and panelled radiator.

### **Bathroom**

Spacious four-piece suite bathroom comprising low-level WC, pedestal wash hand basin, panelled bath and separate double mains shower cubical. Finished with vinyl flooring, part-tiled walls, extractor, panelled radiator, ceiling light point and uPVC frosted double glazed window to the front elevation.

### **Outside**

The property enjoys beautifully presented gardens to both the front and side, with two convenient access points via a timber gate to the front or double timber gates to the side. To the front, there is a charming decorative stone garden with established shrubs, an outside tap, and a cosy seating area. A further paved patio with raised borders and a timber arch leads into the side garden, where you will find a well-maintained lawn bordered by mature shrubs, plants, and trees, including a striking willow tree. This area also benefits from a timber shed with power supply, perfect for storage or hobbies, while steps lead up to the private, allocated parking area.





The boundaries are mainly enclosed by fencing and hedging, ensuring both privacy and security.

#### **Additional Information**

The garden room was constructed 7 years ago with 3 years remaining on the 10 year warranty. The property has oil central heating with the oil tank being located in the garden. There is also a septic tank with the property. The boiler was replaced approximately 7 years ago with this being serviced regularly and is located outside to the side/rear. The electrics have been brought up to date with a new fuse board and switches. The fence has also been replaced recently.

#### **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	Prospective
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			81
(70-80) C			
(55-69) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

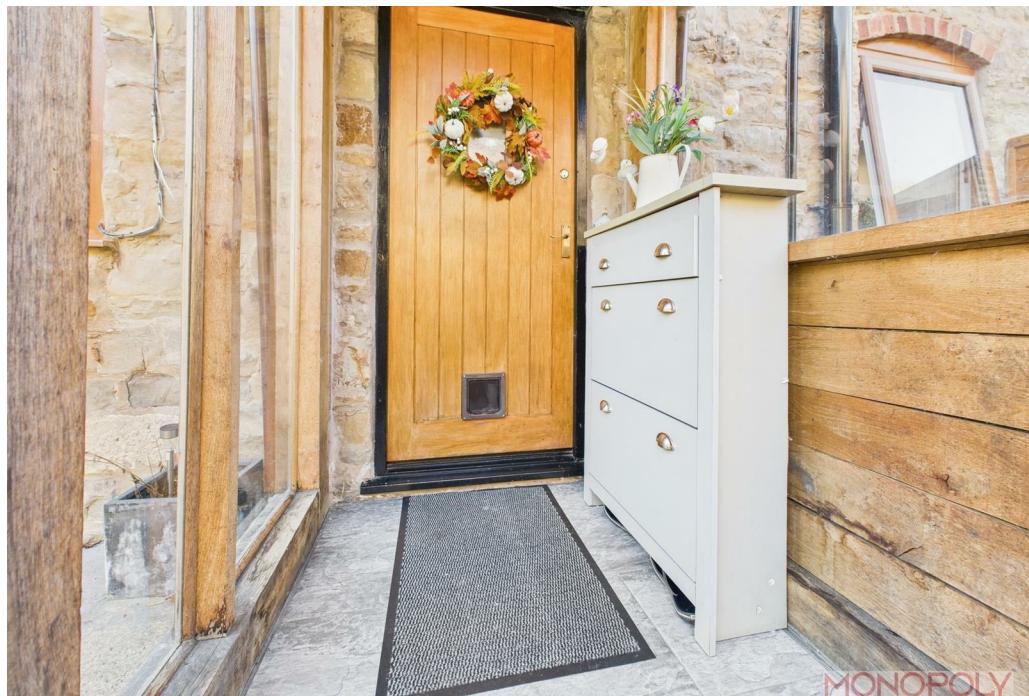
EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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