



Longfield Cottage

Wrexham | LL12 8EY

£280,000

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A charming and immaculately presented 2 bedroom, 2 bathroom semi-detached cottage situated in a desirable residential location within the popular village of Gresford. This exceptional property offers beautifully appointed living accommodation throughout with an eclectic mix of modern and characterful features including attractive fireplaces, beamed ceilings, original wood floors to the first floor, an en-suite bathroom, a downstairs shower room and a well maintained rear garden, all of which can only truly be appreciated when viewing this wonderful home. The desirable village of Gresford offers a wealth of local amenities including various shops, good primary schools and has excellent access to Chester and Wrexham either via car or the frequent bus service. In brief the property comprises of; front porch, lounge, dining room, kitchen and shower room to the ground floor and 2 bedrooms, dressing room and en-suite bathroom to the first floor.

- A stunning 2 bedroom, 2 bathroom semi-detached cottage
- Beautifully presented throughout
- Full of character and charm
- En-suite bathroom and downstairs shower room
- 2 Reception rooms
- Well maintained rear garden
- Desirable village location
- MUST BE VIEWED TO BE FULLY APPRECIATED



Front Porch

With tiled flooring, doors to a storage cupboard, solid timber door into the lounge.

Lounge

A stunning room, full of character and charm with attractive feature open fire with slate hearth and timber mantel, 2 double glazed windows, carpeted flooring, beamed ceiling.

Dining Room

Beautifully presented with a feature brick fireplace with timber bressumer, double glazed window to the front, carpeted flooring, stairs off to the first floor.

Kitchen

Superbly appointed with attractive quartz work surfaces, units under and larger built in storage units, plumbing for a washing machine, double glazed window, double glazed french doors off to the rear garden, wood effect flooring.

Downstairs Shower room

Fitted with a low level w.c with concealed cistern, Belfast sink with solid wood shelving, fully tiled shower cubicle with 'Rainforest' style shower head over, wood effect flooring, double glazed window, door to a storage cupboard housing the gas combination boiler.

First Floor Landing

With a double glazed window to the front, carpeted flooring.

Bedroom I

Again beautifully presented with wonderful original exposed wood flooring, feature fireplace with stone tiled hearth, beamed ceiling.

En-suite Bathroom

Fitted with a low level w.c, pedestal wash hand basin, bath with tiled splash back, double glazed window.

Bedroom 2

Separated into two sections with one area ideal for use as a dressing room with feature fireplace, beamed ceiling, thick exposed wood flooring, double glazed window to the front, opening into the bedroom with 2 double glazed windows, carpeted flooring.

Rear Garden

To the rear is a well maintained garden with stone paved patio and step up to a good size lawn garden. To the side is a vehicular gate opening into the garden with potential for off road parking for 1 small car.

Important Information

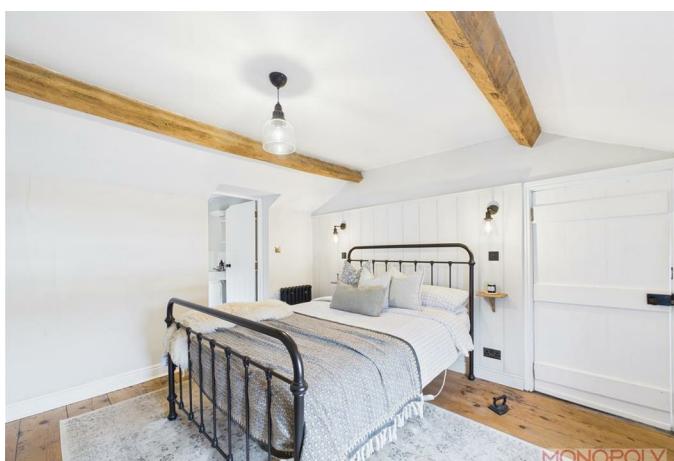
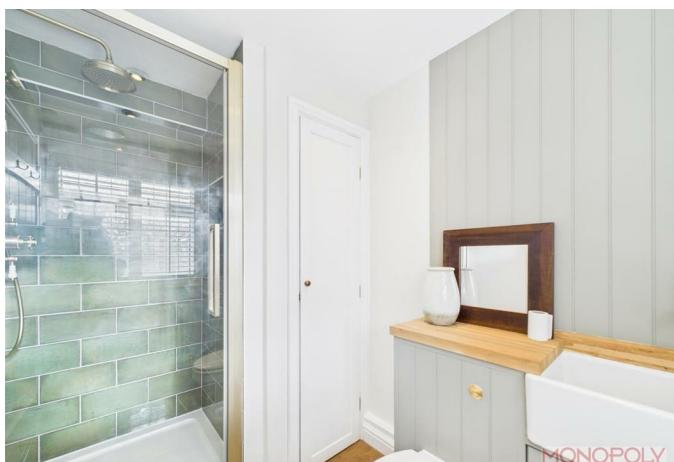
MONEY LAUNDERING REGULATIONS 2003

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			
(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	Prospective
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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