



I Stone Cottages

Marchwiel | Wrexham | LL13 0PP

£195,000

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Nestled in the charming village of Marchwiel, Wrexham, this delightful cottage on Wrexham Road is a true gem waiting to be discovered. As you step inside, you are greeted by a cosy reception room, perfect for relaxing by the recently installed wood burning stove. An inner hall provide access to a stylish modern kitchen, a well appointed elegant bathroom providing a tranquil space to unwind and rejuvenate and a stair case rises to two inviting bedrooms. Externally there is an attractive, enclosed, landscaped garden. This quaint cottage exudes character and warmth, making it a wonderful place to call home. The traditional charm of the property is complemented by modern amenities, creating a perfect blend of comfort and style. Whether you are looking for a peaceful retreat away from the hustle and bustle of city life or a cosy abode to start a new chapter, this cottage offers endless possibilities. Located in a popular village setting, residents can enjoy the beauty of the surrounding countryside while still being within easy reach of local amenities. The village of Marchwiel offers a sense of community and tranquillity, making it an ideal location for those seeking a peaceful lifestyle within easy reach of good range of facilities and amenities.

- TWO BEDROOM CHARACTERFUL STONE COTTAGE
- COSY LIVING ROOM WITH WOOD BURNING STOVE
- MODERN FITTED KITCHEN
- WELL APPOINTED BATHROOM
- TASTEFULLY PRESENTED INTERNAL ACCOMODATION
- ATTRACTIVE LANDSCAPED REAR GARDEN
- POPULAR VILLAGE LOCATION
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED!



ACCOMMODATION TO GROUND FLOOR

Covered porch leading to A timber front entrance door with glazed panel, which gives access to the Lounge

LOUNGE

14'1" x 11'1" (4.302m x 3.648m)

UPVC Double glazed window to the front, recessed fireplace with wood burning stove set on a tiled hearth, Antique style radiator, beams to the ceiling, telephone point, door giving access to the inner hallway.

INNER HALLWAY

Tiled floor, radiator, under stairs cupboard, door to Bathroom, door to Kitchen

KITCHEN

8'1" x 8'1" (2.473m x 2.469m)

Beautifully presented modern kitchen comprising a range of wall and base cupboards, with complementary worktop surfaces incorporating composite single bowl sink unit with mixer tap, integral four ring electric hob, oven and grill, with stainless steel canopy extractor hood over, plumbing for washing machine, tiled floor, brick style tiled splash backs, UPVC Double glazed window to the rear, breakfast bar, glazed panel door giving access to the rear garden.

BATHROOM

6'4" x 5'9" (1.949m x 1.768m)

Panel enclosed bath with shower over, low level w.c., pedestal wash hand basin, tiled floor, part tiled walls, contemporary radiator/ towel rail, UPVC Double glazed and frosted window to rear.

FIRST FLOOR LANDING

With doors off to the bedrooms

BEDROOM ONE

14'0" x 9'9" (4.289m x 2.973m)

UPVC Double glazed window to the front, carpet, purlin to ceiling, radiator.

BEDROOM TWO

UPVC Double glazed window to the rear, radiator, built in storage cupboard housing the Worcester gas central heating combi boiler, Purlin to ceiling.

OUTSIDE

Enclosed garden to the front with pathway giving access to the front entrance.

To the rear there is a Beautifully Presented Landscaped generous cottage style garden, laid to lawn, with central pebbled pathway leading to Decked sitting area with Pergola and further pebbled sitting area. There are borders housing mature shrubs and bushes, also the garden has panel enclosed fencing to the boundaries.

Parking

The current owner rents a private off road parking space from a neighbour.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

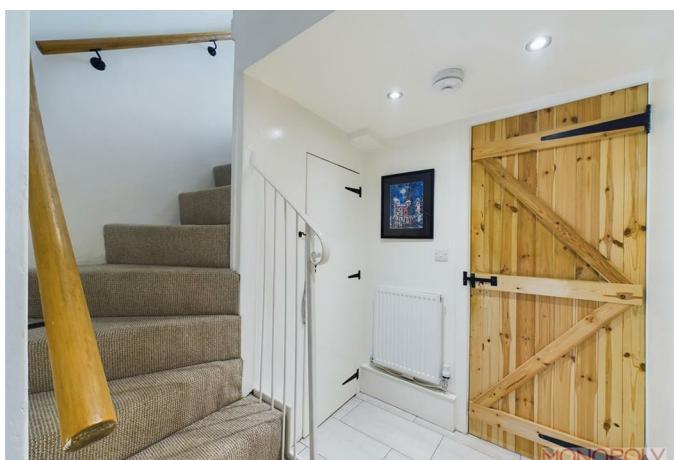
MONEY LAUNDERING REGULATIONS 2003

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 01978 800186 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









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Energy Efficiency Rating		
	Current	Prospective
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	
(70-80)	C	
(55-69)	D	63
(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	
(55-69)	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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