



## Honeysuckle Cottage

Gwersyllt | Wrexham | LL11 4SW

£385,000

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Situated in Little Mountain, Wrexham, this delightful detached house offers a perfect blend of comfort and space for comfortable family living. Spanning an impressive 1,302 square feet, the property boasts four well-proportioned bedrooms, providing ample room for family members or guests. The heart of the home is a welcoming reception room, ideal for relaxation or entertaining friends and family. The property also features two bathrooms, ensuring convenience for busy mornings and accommodating guests with ease. Outside, the house benefits from a low maintenance rear garden and parking for two vehicles, a valuable asset in today's busy world.

The surrounding area is known for its community spirit and accessibility to local amenities, making it an excellent choice for families or those seeking a peaceful retreat with easy access to the city of Wrexham. This property presents a wonderful opportunity to create lasting memories in a comfortable and inviting home. Don't miss the chance to make this charming house your own.

- A FOUR DOUBLE BEDROOM DETACHED HOUSE
- POPULAR & CONVENINET LOCATION
- SPACIOUS RECEPTION ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY & GARAGE/WORKSHOP
- MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED!



#### **Entrance hall**

Glazed timber front door, engineered oak flooring, stairs rising to the first floor, feature curved exposed brick wall, vaulted ceiling, doors to living room, wc and kitchen.

#### **Lounge/Diner**

A spacious reception room with windows to front side and rear, timber flooring, log burner set on a stone hearth within an attractive inglenook fire place with timber lintel over. Door to kitchen

#### **Kitchen/Breakfast Room**

Fitted range of wall and base units complementary granite worktops, gas range cooker, ceramic sink drainer, mixer tap, under counter fridge, window to rear, tiled floor, door to utility, exposed beams.

#### **Utility**

With a fitted range of wall and base units, complementary worktops, spaces for white goods, wall mounted gas boiler, timber door and window to rear, tiled floor, door to garage.

#### **WC**

With toilet and hand wash basin.

#### **First floor landing**

Doors to bedrooms, bathroom and airing cupboard, window to front.

#### **Bedroom One**

Carpet, windows to rear and side, built in wardrobe, door to en suite.

#### **En Suite**

Shower enclosure, hand wash basin, wc, tiled walls and floor, chrome towel radiator, extractor, spotlights, window to rear.

#### **Bedroom Two**

Carpet, window to rear, built in wardrobe.

#### **Bedroom Three**

Carpet, windows to front and side with far reaching views.

#### **Bedroom Four**

Double bedroom, carpet, window to front.

#### **Bathroom**

Stylish Bathroom with freestanding roll top bath, wc and hand wash basin. Tiled floor and walls. Portal window to front, vintage style radiator.

#### **Garage/Workshop**

Up and over door, door to utility, power and lighting.

#### **Outside**

Parking space for two cars in front of garage.

Low maintenance enclosed rear garden with patio adjacent house, steps up to a gravel area with circular patio, steps up to a further gravel area with planted borders. Gate to front.

#### **Additional Information**

Mains gas Boiler

Timber frame double glazing.

The driveway is owned by property above and our vendor has right of access to his property Honeysuckle Cottage.

#### **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		
(81-91) B	B		
(69-80) C	C	73	83
(55-68) D	D		
(39-54) E	E		
(21-38) F	F		
(11-20) G	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC	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	B		
(69-80) C	C		
(55-68) D	D		
(39-54) E	E		
(21-38) F	F		
(11-20) G	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC	EU Directive 2002/91/EC		





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