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Guide Price £380,000 to £400,000

This beautiful detached cottage was constructed in 1997 and occupies a beautiful semi-rural setting with open field views. The two/three bedroom property benefits from character features throughout, a large garage/workshop and garden room/office.

FULL DESCRIPTION

Guide Price £380,000 to £400,000

Offering an abundance of character and charm, this beautiful detached cottage sits in the most picturesque of settings and benefits from open field views, a large pitched roof garage and separate garden room/office.

The property is approached over a large gated driveway which provides plenty of off-road parking and leads to the detached garage. There is a wrap around garden with a gate leading to the rear of the property which has been designed for ease of maintenance.

There are beautiful features throughout, including exposed timbers and brickwork with the accommodation briefly comprising, a kitchen, good sized dining room, inner hallway, study, living room, downstairs bedroom and the shower room. Upstairs there is a large landing and two double bedrooms.

Situated along a quiet country lane with delightful views in all directions, the property is conveniently placed with easy access of the A525 Whitchurch to Wrexham Road, close to Bangor-on-Dee and ideal for access to Wrexham, Chester and beyond.

The property is offered for sale with no onward chain.

LIVING ROOM

14'6 x 13'5 (4.42m x 4.09m)

With a solid timber entrance door, beautiful inglenook fireplace with coal effect oil fired stove with exposed brick and heavy timber mantle. With dual aspect windows, television point and two radiators.

DINING ROOM

13 x 12 (3.96m x 3.66m)

Having a front aspect window, tiled flooring, radiator and staircase rising to the first floor.

KITCHEN

10'7 x 10'7 (3.23m x 3.23m)

The kitchen is fitted with a range of wall, base and draw units, with complementary work surfaces over. Integrated fridge, freezer and washing machine, Belfast sink with mixer tap, tiled flooring and triple aspect windows. A timber door leads to the rear garden.

STUDY

9'1 x 7'1 (2.77m x 2.16m)

With tiled flooring, fitted cupboard housing the boiler, exposed beams and a side aspect window.

SNUG / BEDROOM THREE

13'2 x 9'2 (4.01m x 2.79m)

A versatile room which has been used as a bedroom previously, with dual aspect windows and a radiator.

SHOWER ROOM

Fitted with a shower cubical, low level wc and contemporary wash hand basin with vanity unit below. With wood effect flooring, window and a radiator.

LANDING

A large landing area with a front aspect with far reaching views and doors to the two further bedrooms.

BEDROOM ONE

25'7 x 14'2 (7.80m x 4.32m)

A large double bedroom with dual aspect windows, exposed brickwork, timber flooring and two radiators.

BEDROOM TWO

10'9 x 10'6 (3.28m x 3.20m)

A double bedroom with rear aspect window, exposed beams, timber flooring and a radiator.

DETACHED GARAGE/WORKSHOP

29'2 x 13'3 (8.89m x 4.04m)

A large garage with useful mezzanine level which could potentially be converted (subject to necessary planning approval)

With double timber doors to the front and side, power, lighting and four radiators (run off its own oil fired boiler)

GARDEN ROOM / OFFICE

14' 9 x 9'8 (4.27m 2.74m x 2.95m)

With vaulted ceiling, windows to all sides and glazed French doors opening to the garden.

With power, lighting and wood effect flooring, the property would make a great office or home gym.

OUTSIDE

Accessed through a timber five bar gate which opens to the large gravelled driveway. There is a wrap around lawned garden with hedgerow boundary and a low maintenance rear courtyard area.