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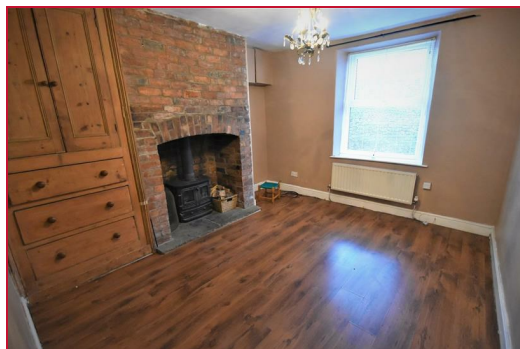
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BELVOIR!



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An ATTRACTIVE LOOKING, DOUBLE FRONTED, TRADITIONAL STONE COTTAGE SITTING ON A SLIGHTLY ELEVATED PLOT, CONVENIENTLY LOCATED WITHIN EASY REACH OF ALL VILLAGE AMENITIES and on the immediate outskirts of Wrexham. A viewing of the property would reveal a SURPRISINGLY SPACIOUS COTTAGE with GENEROUS ROOM PROPORTIONS with TOUCHES OF CHARM AND CHARACTER. The property briefly comprises of hallway, lounge, sitting room/ dining room, FITTED KITCHEN whilst upstairs there are TWO LARGE DOUBLE BEDROOMS and a WELL APPOINTED BATHROOM including a SHOWER OVER THE BATH. Externally there are stone steps that leads to the front door with areas either side of the footpath laid to gravel, mature privet hedges provide a screen of privacy at the front. At the gable end of the dwelling is a wrought iron gate allowing access into the rear garden which has a VERY ATTRACTIVE STONE BOUNDARY WALL with flagged stone and graveled areas covering most of the rear garden. There is also a RAISED TIMBER DECKING AREA at the back of the rear garden and a timber Garden Shed at the side.



Hallway

You enter through an uPVC front door into an L shaped hallway, the stairwell to the first floor accommodation is immediately in front with storage cupboard underneath the staircase . Linoleum flooring, radiator, hard wired smoke detector, ceiling rose and internal stripped pine doors leading to the lounge and sitting / dining room.

Lounge 12'0" x 11'10" (3.66m x 3.61m)

Front facing uPVC double glazed unit with Venetian blinds, chimney breast and alcoves, white painted feature fireplace surround with inset electric fire, marble effect inset surround and hearth. Radiator and ceiling rose.

Sitting / Dining Room 12'9" x 11'8" (3.90m x 3.56m)

Generously proportioned reception room which is dominated an attractive looking brick built full height fireplace which offers character and charm. Within which you have a wrought iron, multi fuel stove with a stone hearth, built in pine storage cupboard in one of the alcoves, radiator, meter cupboard, coax cables and central light fitting. Front facing uPVC double glazed window with Venetian blind.

Kitchen 12'4" x 7'2" (3.77m x 2.20m)

Rear facing uPVC double glazed window, with a range of light pine finished base and wall cabinets and wall tiles in between. Bowl and a half inset sink unit with single drainer and swan neck mixer tap with plumbing for washing machine and dishwasher. Inset electric oven with inset gas hob, splash back and extractor hood overhead. Radiator , tiled floor, side facing external rear door and a four spot - light fitting.

Stairwell

Timber banister on left hand side as you ascend the staircase with a split level landing, the first platform is where the door to the bathroom is located, the next platform on the stairs forms the main landing with two internal doors running off (2 bedrooms.). Front facing uPVC window on the landing , wall lights, hard wired smoke detector and attic hatch.

Bedroom One 12'9" x 11'9" (3.89m x 3.60m)

Front facing uPVC double glazed window, decorative black wrought iron fireplace on chimney breast with built in wardrobes in one of the alcoves with storage cupboards above, radiator and central light fitting.

Bedroom Two 11'9" x 11'6" (3.59m x 3.51m)

Front facing uPVC double glazed window, decorative wrought iron fireplace, radiator, coax cables, ceiling rose, radiator and light pull chord.

Bathroom 10'0" x 6'11" (3.07m x 2.11m)

Rear facing uPVC double glazed window with frosted glass, low level wc with push button flush, pedestal wash basin with mixer tap , tiled splash back and vanity mirror above. Paneled bath with mixer tap, Triton "Rapide 4" shower above with shower curtain to the side. Full height wall tiles are fitted around the bath and shower area, radiator and central light fitting. Large built in cupboard which accommodates the recently fitted, brand new, Glo Worm combi boiler with timber slated shelves to store linen .

External

Externally there are stone steps that leads to the front door with areas either side of the footpath laid to gravel, mature privet hedges provide a screen of privacy at the front. At the gable end of the dwelling is a wrought iron gate allowing access into the rear garden which has a very attractive stone boundary wall with flagged stone and graveled areas covering most of the rear garden. There is also a raised timber decking area at the back of the rear garden and a timber Garden Shed at the side.

Disclaimer

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

