



Rosewood, High Street, Ffrith, Wrexham, LL11 5LH

**Bowen Son
and Watson**

An excellent detached family cottage in a semi-rural location within this popular village offering high quality internal features to compliment the original character. The whole of the property is double-glazed, whilst the kitchen has oak fronted units having a range of integrated or built-in appliances. The bathroom has a modern white suite with separate shower whilst there is exposed stonework and multi-fuel cast iron stove to the lounge and oak flooring to the dining room. Cottage garden with views - viewing recommended.

Offers in the region of £197,000



Rosewood, High Street Ffrith, Wrexham LL11 5LH

- Excellent detached cottage
- Three bedroom
- Semi-rural location
- Exposed stonework
- Multi-fuel cast iron stove Cottage garden with views Viewing recommended.
- EPC Rating F

Entrance Hall

Approached through a double glazed door having lead lighted and stained glass reveal. Parquet flooring, smoke alarm, dado rail, tongue and groove finish to dado height.

Sitting Room

3.89m x 3.18m

Recessed living stone effect focal point electric fire. Double glazed window with lead lighting to front elevation. Dimmer control light switch, radiator with thermostat, TV aerial point and Freesat connection point. Exposed beam to ceiling with open archway to:

Dining Room

3.15m x 2.39m

Recessed ceiling spotlighting, real oak block flooring laid in herringbone pattern. Double glazed French doors to rear garden, dimmer control light switch, radiator.



Lounge

4.04m x 3.89m

Feature fireplace with heavy stone lintel and flanking with recessed multi-fuel burning stove set above slate hearth. Exposed beams to ceiling, three wall light points, fitted shelving to recess. Sky TV point, dimmer control lighting, radiator, double glazed window with lead lighting to front elevation.

Kitchen

5.05m x 2.41m

Fitted with a range of oak fronted units with ceramic one and a half bowl single drainer sink unit set into a range of base units having integrated dishwasher set beneath laminate granite effect topped work surfaces. Integrated washing machine. Two built-in drawer packs. Built-in Smeg electric fan assisted oven and grill with matching halogen hob and cooker hood above. A range of matching suspended wall cupboards with concealed pelmet lighting and having integrated refrigerator and freezer. Porcelain tiled flooring. Fitted Stanley range providing additional slow cooking facilities etc comprising two ovens and top hot plate. The Stanley range effects the hot water system and central heating system. Understairs storage cupboard off with fitted coat hooks, double glazed windows, inset ceiling spotlights.

First Floor Landing

Smoke alarm



No. 1 Bedroom

4.06m x 3.91m

Double glazed window with lead lighting to front elevation, tongue and groove finish to ceiling, Sky TV point, radiator.

No. 2 Bedroom

3.91m x 3.20m

Tongue and groove finish to ceiling, radiator, double glazed window with lead lighting, Sky TV point. Recess to overstairs having built-in storage cupboard with loft access point to insulated roof space.

No. 3 Bedroom

4.04m x 2.39m

Radiator, double glazed window, walk-in double wardrobe.

Bathroom

(3.12m x 2.41m)

Fitted with modern four piece white finished suite comprising WC, vanity wash hand basin, panelled bath and double shower tray with enclosing cubicle with shower above. Half ceramic tiling with border tile. A range of chrome finished fittings including feature mono-block mixer taps etc. Oak finished flooring, wall mirror with integrated lighting, double glazed window, feature chrome finished towel rail with integrated radiator.

Outside

To the front elevation there is a parking forecourt whilst to the rear there is a cottage garden having circular paved patio with gravel beds and stocked planting together with timber finished deck from the rear patio doors. The rear garden overlooks playing fields to the rear with hillsides beyond.

Directions

Leave Wrexham on the Mold Road continuing past the football ground to the roundabout above the A483 at which take the fourth exit signposted Mold. Pass along the dual carriageway to the roundabout and ahead to the traffic lights in the centre of Gwersyllt. Continue straight across and pass over the railway bridge by Heart FM Radio Studios. Continue along the bypass and down the hill through Cefn Y Bedd ascending the other side. After passing The Hollybush Public House on the right hand side and under the railway bridge turn immediately left. Continue through the trees and past the public house on the bridge ascending the hill halfway up. Bear right again signposted Ffrith. Continue down into the valley into Ffrith village and continue until the property is observed on the right hand side.



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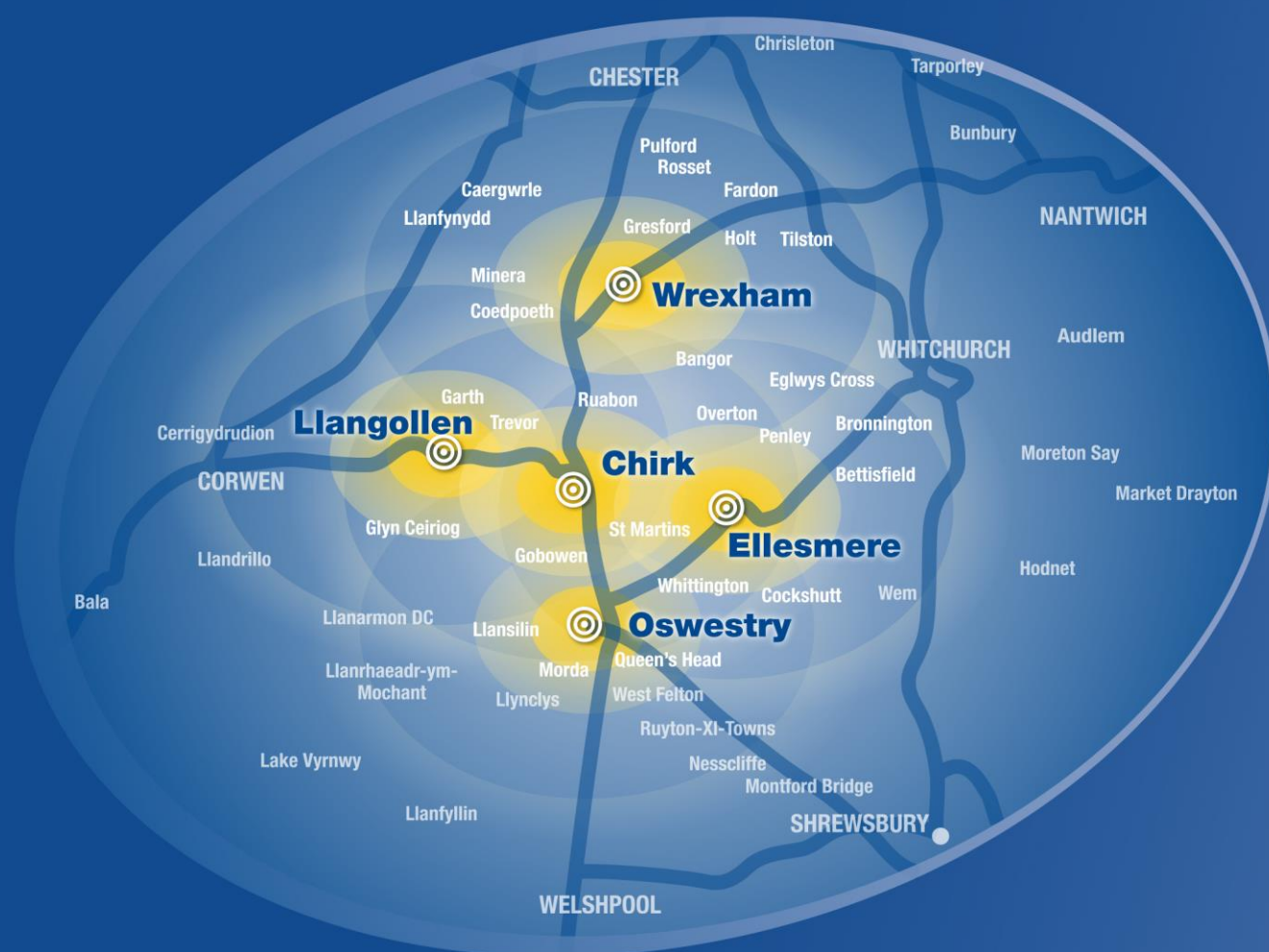
Bowen Son & Watson -
Wrexham Office Tel: 01978
340000

1 King Street Wrexham LL11 1HF
wrexham@bowensonandwatson.co.uk
www.bowensonandwatson.co.uk

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