

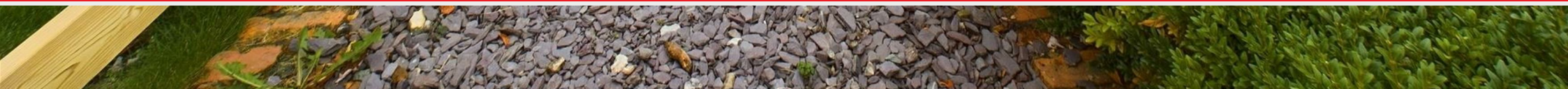


## 2 Pickering Court

Wrexham | | LL14 4DR

Offers In Excess Of £280,000

**MONOPOLY**  
BUY ■ SELL ■ RENT









## 2 Pickering Court

Wrexham | | LL14 4DR

Set within an exclusive development this is a wonderful opportunity to purchase a 3 bedroom barn conversion located near to the village of Rhostyllen. This characterful property offers spacious living accommodation as well as benefiting from some fantastic original features including exposed beams and trusses, attractive slate tiled flooring, en-suite and a generous rear garden, all of which can only be appreciated on internal inspection. The property is situated in between Pentre Bychan and Rhostyllen and has a wide range of local amenities close to hand including shops, schools as well as superb access to the A483 for commuting. In brief the property comprises of; hallway, dining room, lounge, kitchen/dining room and downstairs w.c to the ground floor and 3 bedrooms, en-suite and bathroom to the first floor.

- A Fantastic 3 bedroom, 2 bathroom barn conversion
- Located on an exclusive development close to the village of Rhostyllen
- Spacious living accommodation
- Characterful features
- Generous rear garden
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED



### Hallway

Attractive slate tiled flooring, stairs off to the first floor.

### Downstairs w.c

Fitted with a low level w.c, pedestal wash hand basin, part tiled walls, door to cupboard housing the gas combination boiler.

### Dining Room

11'9" x 11'5" (3.60m x 3.49m)

With an exposed brick wall, oak flooring, door off to the rear garden.

### Lounge

20'0" max x 18'2" max (6.12m max x 5.56m max)

A spacious room with oak flooring, exposed brick wall, 3 double glazed windows.

### Kitchen/Breakfast Room

18'9" x 13'5" (5.74m x 4.09m)

A spacious country style kitchen offering a comprehensive range of matching wall, drawer and base units, granite work surfaces with inset stainless steel 1 1/4 sink, integrated dishwasher and fridge/freezer, 'rangemaster' cooker with double oven, 5 ring gas hob and hot plate, attractive tiled flooring, part tiled walls, skylight, exposed beams and trusses, door into w.c.

### First Floor Landing

With access to the loft space, carpeted flooring.

### Bedroom 1

17'10" x 10'2" (5.46m x 3.10m)

With feature exposed beams and truss, carpeted flooring, double glazed window.

### En-suite

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle, part tiled walls.

### Bedroom 2

11'1" x 9'3" (3.39m x 2.82m)

With a double glazed window, carpeted flooring, exposed beam.

### Bedroom 3

11'0" x 7'10" (3.37m x 2.41m)

With a double glazed window, carpeted flooring, exposed beam.

### Bathroom

9'1" max x 7'1" max (2.78m max x 2.18m max)

Fitted with a low level w.c, pedestal wash hand basin, bath with shower head attachment, part tiled walls, exposed beam.

### Rear Garden

To the rear is a generous and private garden with a gravelled area leading on to a large lawn bounded by timber fencing.

### Parking

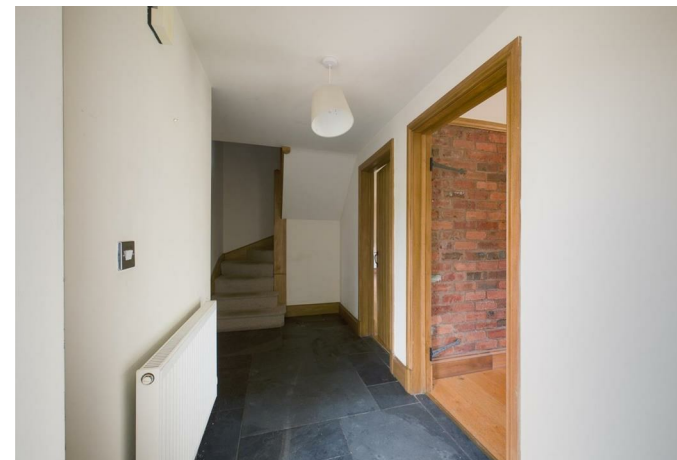
There is a designated car port providing parking and an area for outside storage. There are also areas for visitor parking.

### Additional Information

There is a Circa £1000 charge PA for the maintenance of the communal grounds.....The heating is LPG gas via tanks under the ground on the development... Septic tank fro sewage.

### 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 PETE on 07907 419605 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



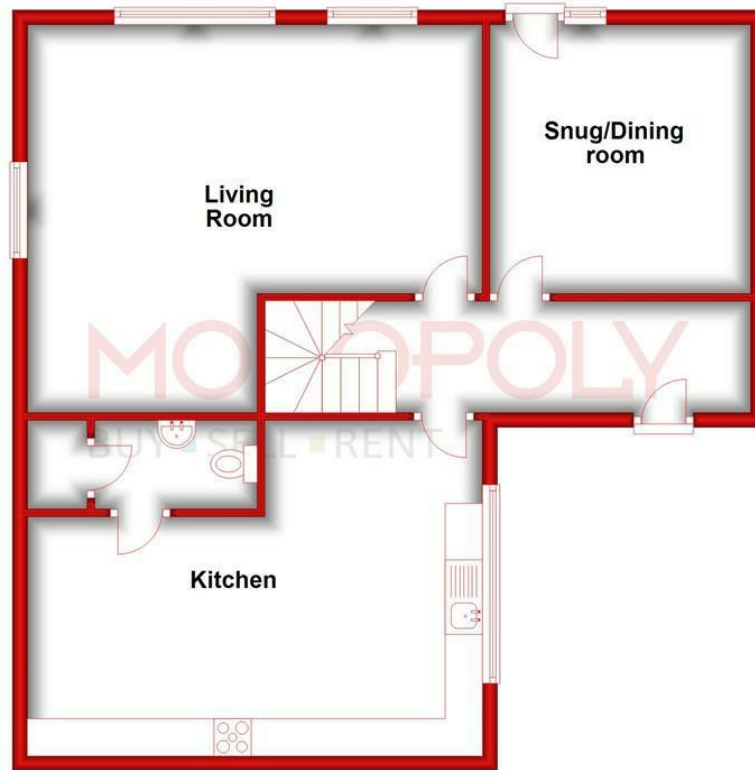




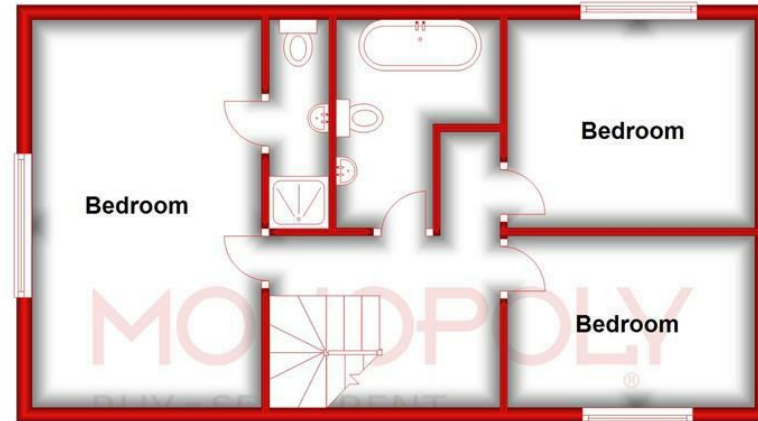




**Ground Floor**



**First Floor**

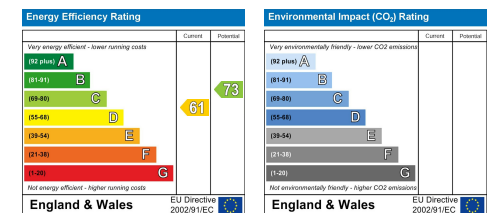


**MONEY LAUNDERING REGULATIONS 2003**

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.













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