



Mount Alyn Cottage

Wrexham | | LL12 0AA

£565,000

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A stunning Grade II listed property situated in an elevated position with far reaching views over towards Flintshire. This beautiful property formed part of the original stables to Mount Alyn, the country seat of Alexander Balfour, a Liverpool merchant and ship owner. The property is accessed via electric gates along a sweeping gravelled driveway leading to the parking area and garage of Mount Alyn Cottage. The home itself is beautifully presented throughout offering well appointed kitchen and bathrooms, 4 bedrooms with the outside area has a number of patios and a generous lawned garden, all of which can only be appreciated on internal inspection. Located in the desirable Burton area close to Rossett where there are a wealth of amenities close to hand including primary and secondary schools, Nice pub/restaurants, shop and also close by is an Aldi supermarket. There is also fantastic road access to the A483 for commuting with Wrexham being approximately 5 miles away and Chester 7 miles. In brief the property comprises of; hallway, lounge, kitchen/dining room, utility room and downstairs w.c to the ground floor and 4 bedrooms, en-suite and bathroom to the first floor.

- A stunning Grade II listed family home
- Beautifully presented throughout
- Accessed via electric cast iron gates
- Set in an elevated position with fantastic views towards North Wales
- Oversized garage and off road parking
- Numerous patio areas
- Generous lawned garden
- Desirable area
- MUST BE VIEWED TO BE APPRECIATED
- **VIRTUAL TOUR AVAILABLE**



Hallway

Attractive engineered oak flooring, stairs off to the first floor, door to an under stairs storage, cast iron radiator.

Downstairs w.c

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

Lounge

25'4" x 16'2" (7.74m x 4.93m)

A beautifully presented and spacious lounge with large feature window to the rear with plantation blinds, carpeted flooring, central fireplace with brick surround and hearth and timber mantel over, 4 double glazed sash windows to the front offering fantastic views towards Flintshire.

Kitchen/Dining Room

16'2" x 15'0" (4.95m x 4.58m)

A stunning, well appointed kitchen fitted with a range of attractive wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in double electric oven, 5 ring electric hob, glass splashback, extractor fan, 2 double glazed sash windows to the front with stunning views over the fields and towards North Wales, 2 further double glazed windows to the rear, engineered oak flooring, wall mounted LPG gas combination boiler, space for a fridge/freezer, integrated dishwasher, door to the utility.

Utility Room

5'11" x 5'0" (1.82m x 1.53m)

Fitted with matching wall and base units, working surface with with inset stainless steel sink and drainer, plumbing for a washing machine, part tiled walls, space for a dryer.

First Floor Landing

With wooden balustrades, carpeted flooring, 2 skylights, door to a storage cupboard housing the hot water tank.

Bedroom 1

10'7" x 11'8" (3.25m x 3.57m)

A superbly presented bedroom with a double glazed sash window to the front with wonderful far reaching views, carpeted flooring, fitted wardrobes, door to the en-suite.

En-suite

5'7" x 5'0" (1.71m x 1.53m)

Fitted with a low level w.c, wash hand basin with vanity unit under, large walk in tiled shower cubicle with glass bricks.

Bedroom 2

15'10" x 8'1" (4.83m x 2.46m)

A double bedroom with 2 double glazed windows to the front, 1 being a sash window and again having superb views, carpeted flooring.

Bedroom 3

11'9" max x 9'1" (3.60m max x 2.77m)

A well presented bedroom with a double glazed sash window to the front with fantastic far reaching views, carpeted flooring.

Bedroom 4

12'1" x 7'10" (3.69m x 2.41m)

Well presented with a double glazed window to the rear, carpeted flooring.

Bathroom

5'6" x 7'1" (1.69m x 2.18m)

Fitted with a low level w.c, pedestal wash hand basin, bath, part tiled walls, wood effect flooring.





Outside

Approached via electric cast iron gates along a sweeping gravelled driveway leading to the parking area in front of the oversized garage. The gardens consist of 2 patio areas immediately adjacent to the rear of the property with one sunken patio which has a fitting for a hot tub. There is another paved patio to the side of the garage and a generous lawned garden with mature trees.

Important Information

*Key facts interactive report link 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.

Additional Information

The heating is LPG gas through a combination boiler.

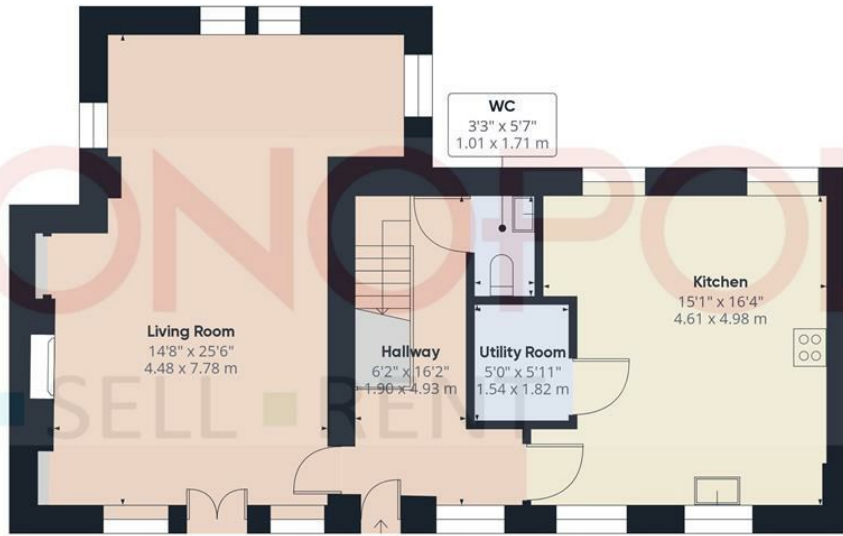
The Driveway and electric gates are owned by the gatehouse and Mount Alyn cottage has right of access. There are expected to be fair contributions towards the maintenance of the driveway and the gates.







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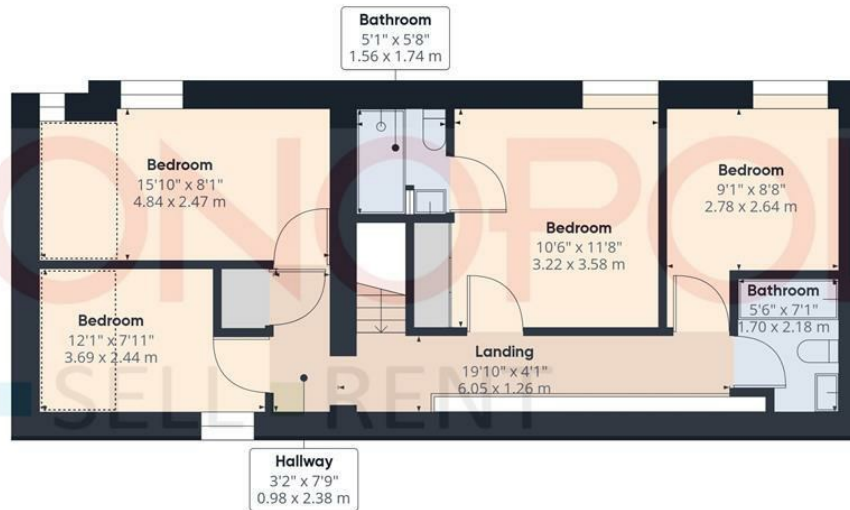
Approximate total area⁽¹⁾

1418.44 ft²
 131.78 m²

Reduced headroom

60.63 ft²
 5.63 m²

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(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

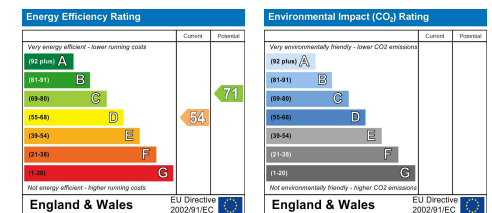
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