



Minygraig

Wrexham | | LL11 3LR

£285,000

MONOPOLY<sup>®</sup>

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# Minygraig

Wrexham | | LL11 3LR

We are DELIGHTED to offer For Sale this Deceptively spacious Three Double bedroom Detached Stone Cottage which Enjoys lovely views over open countryside to the front and a good sized rear garden. The Accommodation briefly comprises access via a Hallway with staircase to the first floor accommodation, Lounge with Feature Fireplace, good sized dining room with log burner, home office/study with fitted storage cupboards, Kitchen with walk through to the garden room with UPVC Double glazed French doors opening to rear garden, Shower room and on the first floor the landing gives access to Three double bedrooms and a Bathroom with stand alone bath. Outside the parking is on the lane to the front and there is a good sized rear garden with patio area..

The property is Located within the popular village of Coedpoeth and is conveniently positioned in the village which offers the usual range of local amenities including, Doctors Surgery, Shops, Dentist, Schools and regular public transport service into Wrexham Town Centre.. The property is within easy access of the A483 link roads to Chester/Wrexham/Oswestry.

- THREE BEDROOM
- DETACHED STONE COTTAGE
- DECEPTIVELY SPACIOUS
- ATTRACTIVE VIEWS TO THE FRONT OVER THE COUNTRYSIDE
- OFFICE/STUDY
- DOWNSTAIRS SHOWER ROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- SOUGHT AFTER VILLAGE LOCATION



## ACCOMMODATION TO GROUND FLOOR

UPVC Double glazed leaded and stained front door gives access to the entrance hall.

## ENTRANCE HALLWAY

With central staircase rising off to the first floor accommodation, with red and black quarry tiled flooring and glass panelled doors opening to the lounge and dining rooms respectively.

## LOUNGE

12'9" x 11'10" (3.898m x 3.615m)  
UPVC Double glazed window to front enjoying countryside views and with radiator beneath, Adam style fire surround with cast iron with tiled backdrop and hearth, laminate wood effect flooring, coved ceiling.

## DINING ROOM

12'9" x 11'9" (3.910m x 3.601m)  
With UPVC Double glazed window to front with open countryside views and radiator beneath, picture rail, door to office/study, quarry tiled flooring, fireplace with stone mantle above and log burner inset on a paved hearth, sliding door to the kitchen,

## OFFICE/STUDY

13'9" x 6'3" (4.197m x 1.915m)  
With UPVC double glazed window to the front, laminate flooring, built in storage cupboards,

## KITCHEN

12'8" x 9'3" (3.868m x 2.835m)  
Comprising of a Fitted kitchen with a good range of wall and base cupboards with complementary worktop surfaces, incorporating a twin Belfast style sink unit mixer tap, Gas fired Rangemaster cooker with double oven/grill and canopy extractor hood above, part tiled walls, tiled floor, space and plumbing for washing machine, spaces for under counter fridge and freezer, UPVC Double glazed door to the side and UPVC double glazed window to the side. Door to the shower room, and walk through to the garden room.

## DOWNSTAIRS SHOWER ROOM

Comprising of shower cubicle with mains thermostatic shower, Belfast sink wash hand basin with shelving below, UPVC Double glazed window to the rear, radiator, fully tiled walls and tiled flooring.

## GARDEN ROOM

12'1" x 7'5" (3.687m x 2.281m)  
With UPVC Double glazed French style doors opening to the rear garden, radiator,

## FIRST FLOOR LANDING

With doors leading off to the bedrooms and family bathroom.

## BEDROOM ONE

12'8" x 9'3" (3.868m x 2.835m)  
UPVC Double glazed window with far reaching countryside views, radiator, exposed wood flooring, built in wardrobes with mirrored sliding doors, walk-in cupboard with hanging rail.

## BEDROOM TWO

12'8" x 11'11" (3.863m x 3.656m)  
With UPVC Double glazed window to the front, radiator.

## BEDROOM THREE

11'9" x 9'7" (3.588m x 2.933m)  
With UPVC Double glazed window to the side, single panel radiator.

## FAMILY BATHROOM

Featuring a Victorian style stand alone bath with central taps, low level w.c, pedestal wash hand basin, ladder style heated towel rail, UPVC Double glazed and frosted window to the rear, exposed wood flooring, fully tiled walls, radiator.

## OUTSIDE TO THE FRONT

The property is approached via a gated access which leads to the paved front garden area with stone built boundary wall. The paved area to the front extends to the left hand side and gives access to the rear.





## **OUTSIDE TO THE REAR**

A gated path from the side leads to the rear garden which has a hardstanding sitting area, good sized paved patio area, log store, garden with decorative slate to borders, all of which is enclosed and a feature brick wall to the end boundary.

## **IMPORTANT INFORMATION**

**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.

## **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.

## **ADDITIONAL INFORMATION**

Also please see Material information for the property in Web Link.

MONEY LAUNDERING REGULATIONS 2003  
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 1205.68 ft<sup>2</sup>  
 112.01 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

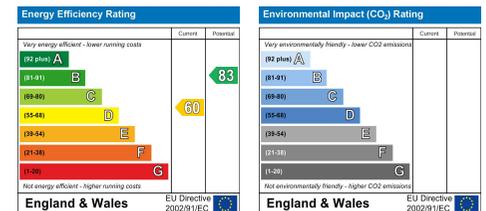
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