



## 2 Stone Cottage

Wrexham | Clwyd | LL13 0PP

£165,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT





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Situated in the sought-after village of Marchwiel, this well-presented two-bedroom stone terrace cottage is ideal for first-time buyers or investors. The property is in excellent condition and offers a blend of character features with modern finishes. In brief, the accommodation comprises a spacious lounge with feature fireplace, inner hallway, contemporary kitchen and bathroom, landing, and two double bedrooms. Externally, the home benefits from a front and rear courtyard, along with a generous lawned garden and raised decked seating area. Marchwiel is a popular village offering a range of local amenities including a convenience store, pub, village hall, primary school, church, and regular public transport links. It is just a short drive from Wrexham city centre and provides excellent access to Chester, Oswestry and the wider North Wales region via the A483. The area is surrounded by countryside walks and is within easy reach of Erddig National Trust estate, making it a desirable location for those seeking village living with access to both nature and urban convenience.

- TWO BEDROOM STONE COTTAGE
- MODERNISED WITH CHARACTER FEATURES
- SPACIOUS LOUNGE WITH LOG BURNER
- INNER HALLWAY WITH STORAGE
- MODERN KITCHEN
- MODERN FAMILY BATHROOM
- COURTYARD TO FRONT AND REAR WITH LAWNED GARDEN
- NO ONWARD CHAIN



### Entrance

The property features a hardwood front door set within a recessed stone porch, with exposed red sandstone walls and a pitched canopy roof.

### Lounge

UPVC double glazed window to the front elevation. Recessed fireplace with log burner sat on a tiled hearth. Panelled radiator, panelled walls, beamed ceiling, wooden laminate flooring, telephone point, and four wall lights. Door giving access to the inner hallway.

### Inner Hallway

Staircase rising off to the first floor, under stairs cupboard, tiled flooring, recessed lighting and panelled radiator. Doors off to bathroom and kitchen.

### Family Bathroom

Modern three piece suite comprising panelled bath with mains shower over, low level WC and pedestal wash hand basin. Heated towel rail, extractor, recessed LED lighting, tiled floor and tiled walls. UPVC double glazed frosted window to the rear with tiled sill.

### Kitchen

Beautifully presented modern kitchen housing a range of shaker style wall, drawer and base units with complementary worktop surfaces. Composite single bowl sink unit with mixer tap. Integral four ring electric hob, oven and grill, with stainless steel canopy extractor hood over. Space for fridge freezer and plumbing for washing machine. Brick style tiled splash back, recessed LED lighting and tiled floor. UPVC double glazed window to the rear elevation and uPVC double glazed door giving access to the rear courtyard and garden. Access to loft space.

### Landing Area

Carpet flooring, ceiling light point and doors into bedrooms.

### Bedroom One

UPVC double glazed window to the front elevation. Built in storage with clothing rail and shelving, beamed ceiling, panelled radiator, ceiling light point and carpet flooring.

### Bedroom Two

UPVC double glazed window to the rear elevation. Built in storage cupboard housing the gas combination boiler. Beamed ceiling, carpet flooring, panelled radiator and ceiling light point.

### Outside

To the front, the garden is gravelled for low maintenance. A small stone retaining wall and wrought iron fencing border the space, with a pathway leading to the front entrance beneath a covered porch. To the rear, the garden is predominantly laid to lawn with a raised timber decked seating area. Enclosed by timber fencing, the garden provides a private outdoor space. There is also a gated courtyard/refuse area to the rear of the property. There is on-street parking available to the front of the property.

### Additional Information

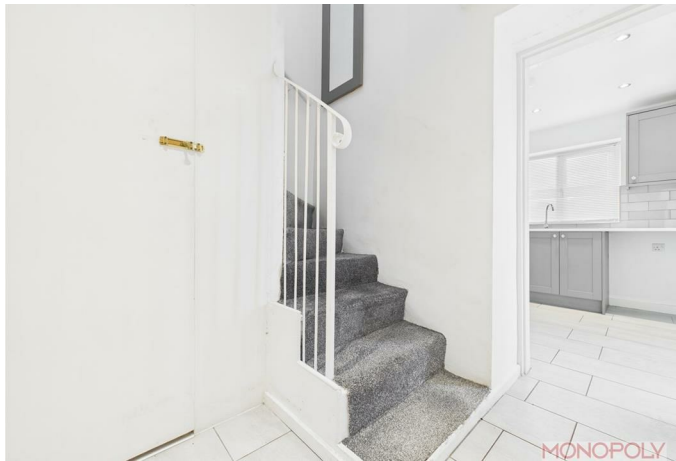
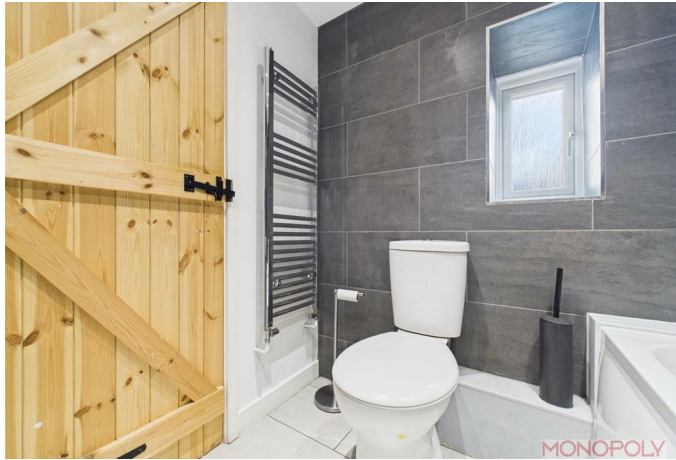
The boiler is located in bedroom two cupboard and has been recently serviced in May 2025. The property underwent a renovation in 2021 by the previous owners and has been rented out for a number of years.

### 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.

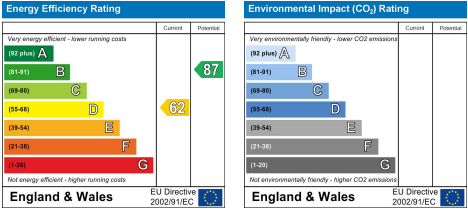
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.







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