



Old Vicarage Cottage

Wrexham | | LL11 3DA

Offers In Excess Of £500,000

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** A THREE BEDROOM/4 including Air B&B, 3 RECEPTION ROOM DETACHED STONE COTTAGE WITH A 1 BEDROOM HOLIDAY COTTAGE ADJOINED** A stunning 3 bedroom detached family home with a 1 bedroom self contained cottage that is currently being used as a holiday let but could also lend itself for a relative. This unique and charming property offers beautifully appointed living accommodation with 3 reception rooms, 3 double bedrooms, 2 bathrooms and a useable attic space. The property is set within generous gardens which sweep around the side to the rear where there are commanding panoramic views of Minera mountain. The village of Minera is set within the picturesque Nant valley offering lovely country walks with the popular Tyn y Capel pub/restaurant a stones throw away as well as being close to the local primary school. There are also a wealth of local amenities in the neighbouring village of Coedpoeth as well as having excellent access to the A483 for commuting. In brief the property comprises of; family room, lounge, sitting room, kitchen/dining room, utility room and downstairs w.c to the ground floor and 3 double bedrooms, en-suite, bathroom and access to a usable attic space and attic storage space. POTENTIAL FOR LAND TRANSACTION TAX RELIEF FOR MULTIPLE DWELLINGS!

- A stunning 3 bedroom detached family home
- Self contained cottage, ideal for a holiday let
- Commanding panoramic views
- En-suite
- Set within generous gardens
- MUST BE VIEWED TO BE APPRECIATED.



Hallway/Family Room

13'11" x 12'11" (4.25m x 3.94m)

The front door opens into the hallway/family room with a stunning stone inglenook fireplace with inset log burner and tiled hearth, engineered oak flooring, beamed ceiling, stairs off to the first floor, Bi fold doors into the lounge, walk through storage area giving access to the adjoining cottage.

Lounge

15'9" x 13'3" (4.81m x 4.05m)

A charming and spacious lounge with a feature stone fireplace with inset log burner and tiled hearth, carpeted flooring, bi-folding doors off to the rear.

Sitting Room/Play Room

8'8" x 8'11" (2.66m x 2.73m)

A spacious, well presented room with double glazed french doors off to the garden, central log burner, carpeted flooring.

Kitchen/Dining Room

19'9" x 12'10" (6.04m x 3.92m)

A large, impressive kitchen superbly appointed with a comprehensive range of matching wall, drawer and base units, granite work surfaces with inset 1 1/2 sink and drainer, built in microwave, cooker hood, space for a large cooker, integrated dishwasher and refrigerator, space for an American style fridge/freezer, tiled flooring, feature exposed stone wall, 2 skylights, french doors off to the rear garden.

Utility Room

8'5" x 6'9" (2.59m x 2.06m)

With fitted units, work surface with inset stainless steel sink, tiled flooring, plumbing for a washing machine, space for a dryer, , double glazed window, door off to the w.c.

Downstairs W.C

Fitted with a low level w.c, wash hand basin with unit under, fully tiled walls, tiled flooring, double glazed window, door to a cupboard housing the oil boiler (recently installed)

First Floor Landing

A turned staircase leads up to the first floor to a galleried landing looking over the stairwell, carpeted flooring.

Bedroom 1

11'6" x 10'11" (3.51m x 3.34m)

A spacious and well presented bedroom with a double glazed window to the rear offering fantastic views of Minera Mountain, fitted wardrobes with mirrored doors, carpeted flooring.

En-Suite

9'3" x 6'8" (2.82m x 2.04m)

Beautifully appointed with a freestanding bath, low level w.c with concealed cistern, separate shower cubicle, circular wash hand basin with vanity unit under, double glazed window.

Bedroom 2

15'11" x 10'3" (4.87m x 3.13m)

A spacious bedroom with 2 double glazed windows, carpeted flooring, built in storage cupboard.

Bedroom 3

12'3" x 8'1" (+entrance) (3.74m x 2.48m (+entrance))

With 2 double glazed windows, carpeted flooring, built in wardrobes and shelving, door to storage cupboard.

Bathroom

7'8" x 8'11" (2.34m x 2.73m)

Fitted with a low level w.c with concealed cistern, wash hand basin, shelving, bath with shower head attachment over, part tiled walls, tiled flooring, double glazed window.

Useable Attic Space

16'7" x 8'10" (5.07m x 2.71m)

Accessed via a staircase off the first floor landing there is a spacious attic space which is currently used as another bedroom, large dormer window to the front, wood effect flooring, opening to a good size storage area.





Attic space 2

16'7" x 10'11" (5.08m x 3.33m)

Again accessed via a staircase off the first floor, currently used for storage with a door into the eaves for more storage area, wood effect flooring, large skylight.

Self contained cottage/Holiday Let

Adjoining the main house is a charming 1 bedroom cottage which is being used as a holiday let advertised through Air B&B. The cost per night averages around £90. The cottage also lends itself to be a self contained annex for a relative.

Kitchen

10'8" x 4'5" (3.27m x 1.37m)

Front door opens into the kitchen area with stairs off to the first floor. The kitchen is superbly appointed offering a range of matching wall, drawer and base units, marble work surfaces with inset 1 1/4 sink, 4 ring electric hob with tiled splashback, stainless steel extractor, built in microwave, wood effect cushioned flooring.

Shower Room

7'11" x 2'11" (2.43m x 0.90m)

Fitted with a low level w.c with concealed cistern, wash hand basin with vanity unit under, fully tiled shower cubicle, part tiled walls, skylight.

Lounge

12'4" x 10'9" (3.76m x 3.29m)

A timber barn door opens to steps going down to a charming lounge with inset cast iron fireplace, carpeted flooring, double glazed window, carpeted flooring, door into the main house and a further door with lift up hatch allowing access to the cellar.

Cellar

13'3" x 8'2" (4.04m x 2.49m)

With concrete flooring, power and lighting.

Bedroom

11'4" x 12'10" (3.46m x 3.93m)

Beautifully presented with a feature stone wall, carpeted flooring, double glazed window, door into the main house.

Outside of the Cottage/Holiday let

There is a decked seating area to the front and gate opening on to the driveway.

Gardens

A garden gate opens to the side garden which includes a covered stone paved patio with lawned garden area beyond to provide a safe play area. A pathway then continues into the rear garden which features a variety of established trees, flowerbeds and hedging as well as lawned garden areas, raised timber decked area with hole to fit a hot tub, vegetable patch all of which enjoys spectacular views over the Nant Valley and Minera Mountain. To the rear is a concrete driveway providing ample off road parking and leading to an outside office/Gym.

Detached Office/Gym

Divided into a Gym and a good size home office.

Gym

16'3" x 7'9" (4.96m x 2.38m)

With 2 double glazed windows, uPVC door, inset ceiling spotlights, electric sockets.

Home Office

16'3" x 9'7" (4.96m x 2.93m)

With a double glazed window, wood effect flooring, inset ceiling spotlights, electric sockets.







LTT

When you buy a property in Wales which is made up of more than one dwelling, in the same transaction (or linked transactions), you'll be able to claim MDR.

Examples of this include:

houses with an annexe

To work out the amount of LTT payable with a claim for MDR, follow these 3 steps:

Take the total purchase price for all the dwellings and divide it by the number of dwellings you've bought. Take the figure from step 1 and calculate the LTT due based on this amount.

Take the figure from step 2 and multiply it by the number of dwellings used in step 1. This gives you the total amount of LTT payable.

Minimum tax rule

Where you claim MDR you must pay at least 1% of the purchase price of the property in LTT.

This means if you follow the above 3 steps to calculate and get a figure of less than 1% of the property's purchase price, you'll need to uplift the amount on your return to 1% of the purchase price.

In certain cases, MDR cannot be claimed where some other reliefs can be claimed, even if you decide not to claim for them or withdraw.

MDR is not available for transactions where these reliefs are being claimed:

- group relief
- reconstruction and acquisition relief
- charities relief
- persons exercising collective rights

For a more detailed explanation, or if you're uncertain how the relief applies, you may want to check with a solicitor or conveyancer

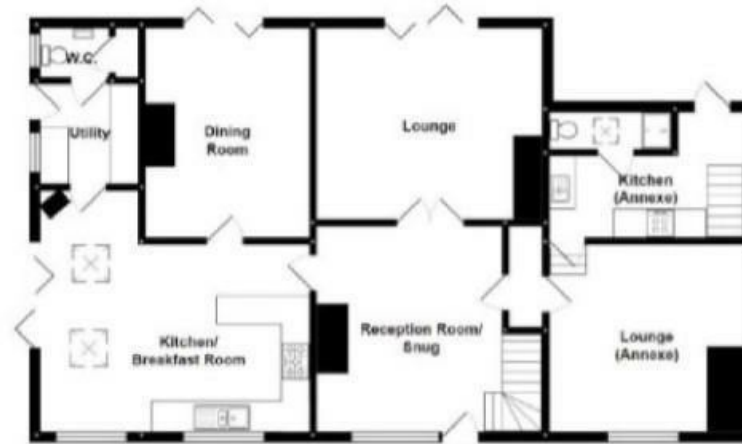
Important Information

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.

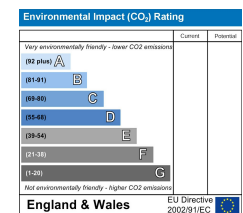
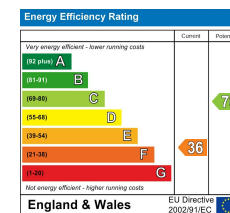
Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage



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Duck or Grouse!

THE
Wife
Password
is
Husbandly

Handwritten text in a framed picture on the wall.







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