



Haulfryn

Minera | Wrexham | LL11 3YW

£249,950

MONOPOLY[®]

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"VIEWING HIGHLY RECOMMENDED" To appreciate the accommodation on offer .

This is a Beautifully presented and DECEPTIVELY SPACIOUS Two Bedroom Cottage, situated in the Sought After area of Minera, just outside the City of Wrexham. Having a range of Character features, this is one to view. The accommodation comprises of Country Kitchen, Dining Room, Living Room, Conservatory, Cloakroom w.c. to the ground floor and on the first floor Two Double Bedrooms and a Large Family bathroom. The property also benefits from having UPVC Double glazing and a lovely garden to the rear with Log Cabin and Wildlife Pond.

The village of Minera is set within Rural surroundings but has a number of local amenities close to hand including a primary school, The Tyn Y Capel Inn and restaurant with more amenities close to hand in the village of Coedpoeth as well as having excellent access to the A483 for commuting.

- TWO BEDROOM
- SEMI DETACHED COTTAGE
- CONSERVATORY
- BEAUTIFULLY PRESENTED
- GOOD SIZED GARDEN TO THE REAR
- SOUGHT AFTER VILLAGE LOCATION
- LOG CABIN
- HOT TUB



ACCOMMODATION TO GROUND FLOOR

Composite double glazed door gives access to the Kitchen

KITCHEN

13'6" x 7'10" (4.118m x 2.410m)

Beautifully presented kitchen comprising a range of wall and base cupboards with complementary worktop surfaces, incorporating sink unit with mixer tap, boiler tap, range cooker, double sized stainless steel canopy extractor hood, Alcove for heating system, Integral dishwasher, Two UPVC Double glazed windows to the rears, Integral Fridge /Freezer, laminate flooring, door leading into the dining room, integral washing machine.

DINING ROOM

14'11" x 11'11" (4.550m x 3.635m)

With Beams to the ceiling, UPVC Double glazed windows to the front and side, wood flooring, Double panel radiator, Feature Brick inglenook fireplace with Gas log burner inset, door to the cloakroom, under stairs recess, staircase rising off to the first floor accommodation, door leading into the living room.

DOWNSTAIRS CLOAKROOM

Low Level w.c, wash hand basin.

LOUNGE

14'11" x 9'10" (4.556m x 3.003m)

Pleasant room. comprising of wood flooring, double panel radiator, Adam style fire surround with recessed fireplace housing log burner, door off to the Conservatory.

CONSERVATORY

13'10" x 10'5" (4.226m x 3.176m)

With UPVC Double glazed units, radiator, tiled floor, UPVC Double glazed French Style doors opening to the rear garden,

FIRST FLOOR LANDING

With access to the loft room with a pull down ladder, doors off to the bedrooms and family bathroom.

BEDROOM ONE

12'11" x 9'10" (3.961m x 3.007m)

UPVC Double glazed window to the rear, double panel radiator, exposed wood flooring, built in wardrobes to one wall.

BEDROOM TWO

11'11" x 9'2" (3.640m x 2.808m)

With UPVC Double glazed window to the rear and double panel radiator beneath.

FAMILY BATHROOM

Superbly themed bathroom comprising of an Enclosed bath, shower cubicle, low level w.c. wash hand basin, Chrome towel rail, exposed wood flooring, UPVC Double glazed and frosted window to the rear, modern vertical radiator. another access to a loft space.

OUTSIDE

To the front there is parking for one vehicle, brick built shed, log store

and a garden shed. There is a gated access to the left hand side leading to the rear garden.

To the rear there is a lovely garden with floral areas, fruit trees, wildlife pond and fully insulated log cabin with electric supply (certified), panel enclosed fencing to boundaries. There is power to the rear garden shed. Behind the garden shed there is a compost toilet with lighting, a small tool store and a decked storage area.

ADDITIONAL INFORMATION

- The log effect gas fire in the lounge was installed about 3 years ago by Alun Fireplaces, fuelled by Propane bottles.
 - The log burner was installed in November 2022. It is Hetas certificated.
 - The log burner flue has been recently swept and inspected.
 - The property was built around 1895
 - Council tax band is C
- Shared driveway

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.

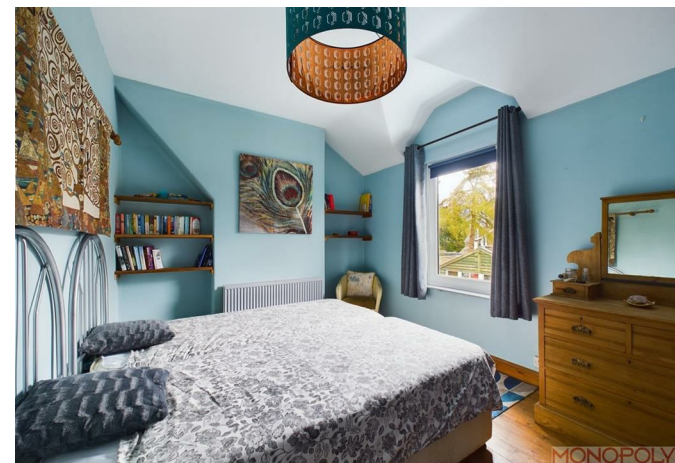
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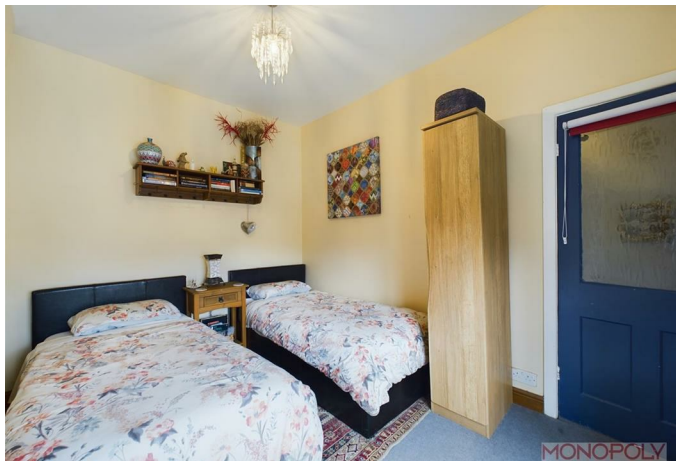
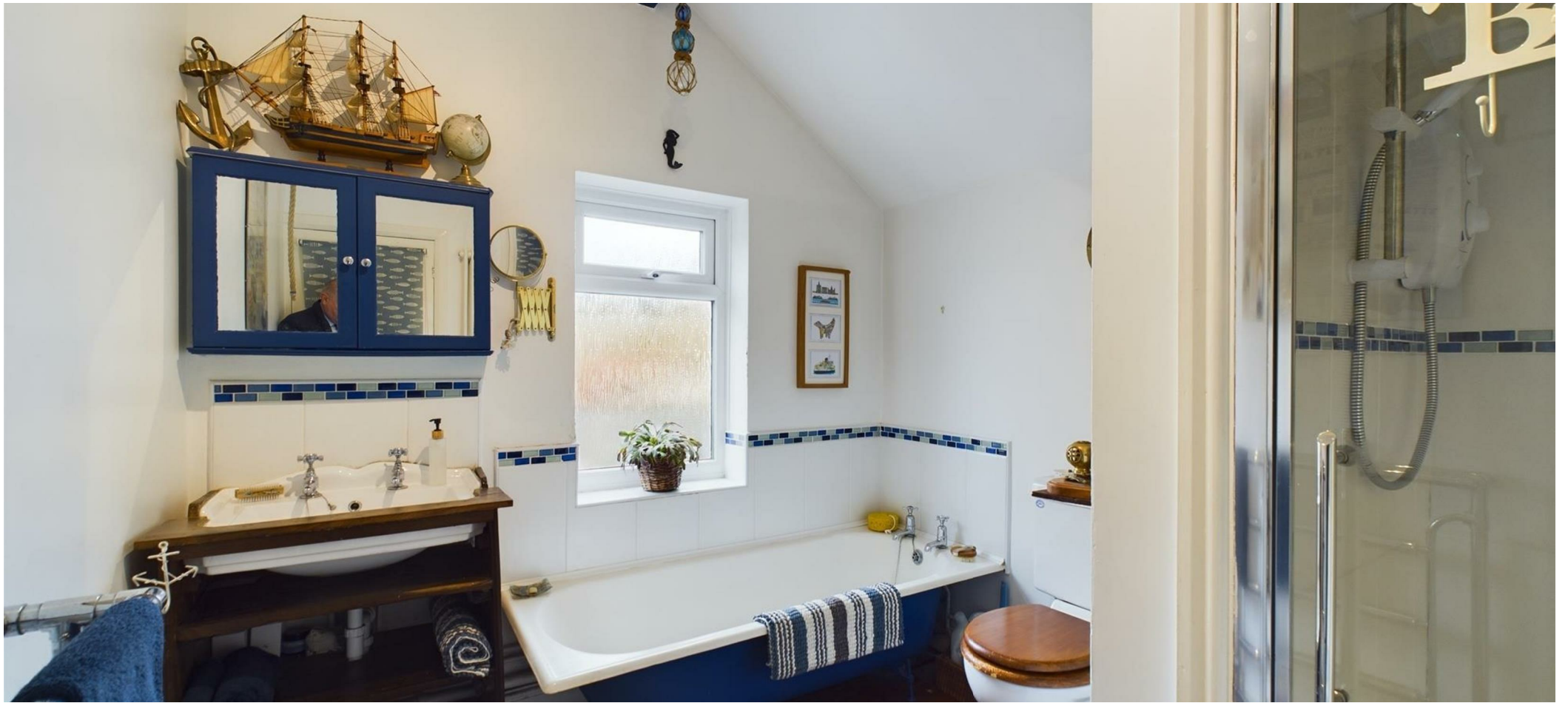
MORTGAGES

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





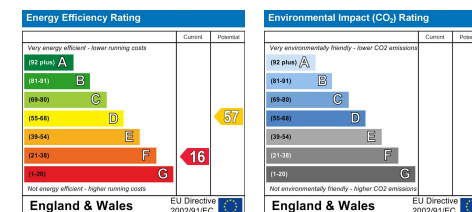


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