



3 MOUNT VIEW COTTAGES

Wrexham Road, Malpas

Rickitt
Partnership

Three double bedroemed cottage in Malpas Village

Period end terrace cottage ♦ Three double bedrooms ♦ Two reception rooms ♦ Breakfast kitchen ♦ Great views over open farmland ♦ Walking distance into village centre ♦ Enclosed rear garden ♦ Good sized detached garage ♦ Secure off road parking ♦ NO CHAIN ♦ EPC D

Description

A well presented Victorian three double bedroemed end of terrace cottage in Malpas Village. There are great views from the front of the property across open farmland and towards the Welsh mountains. This delightful house has two good sized reception rooms and a breakfast kitchen. There is an enclosed lawned garden to the rear with secure off road parking for two cars and a generous sized detached garage.

Entrance Hall

Staircase to first floor. Parquet wood floors. Double glazed window to front.

Cloakroom

Low level WC and hand wash basin with mixer tap and vanity unit below. Gas fired Worcester boiler. Tiled floor. Small cupboard housing fuse box. Part frosted double glazed window to side. Wall mounted heated towel rail. Fitted cupboard housing the gas meter.

Sitting Room

Feature fireplace with wood burner, tiled hearth and timber beam above. Double glazed window to front. Coved ceiling. Timber floor. Radiator.

Dining Room

Fireplace with tiled hearth. Double glazed double doors to rear. Double glazed window to side. Coved ceiling. Parquet wood flooring. Radiator.

Breakfast Kitchen

Range of wall and base units with timber work surface above and Belfast style sink with mixer tap. Bosch electric oven, five ring gas hob and Bosch extractor





above. Space for washing machine and dishwasher. Space for American style fridge freezer. Under stairs storage cupboard. Tiled splash backs. Large double glazed window to rear. Double glazed window to side. Tiled floor. Door to rear.

First Floor Landing

Double glazed window to rear. Access to loft. Radiator.

Bedroom One

Two double glazed windows to side. Double glazed window to rear. Two radiators.

En Suite Cloakroom

Low level WC and hand wash basin with mixer tap. Tiled floor. Radiator.

Bedroom Two

Double glazed window to front. Built in wardrobe. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Bathroom

Bath with shower above, low level WC, hand wash basin with mixer tap. Tiled floor. Frosted double glazed window to side. Tiled walls. Wall mounted heated towel rail.

Outside

There is secure off road parking to the rear of the house via electric gates, offering parking for two cars leading to:

Detached Garage

Double doors to front, two windows to side. Power and light.

Garden

The enclosed rear garden is mainly laid to lawn with a brick paved terrace area. Garden shed.

Property Information

The council tax is band C. We understand the property is freehold, with mains water, electricity and mains drainage connected. Gas fired central heating and hot water.

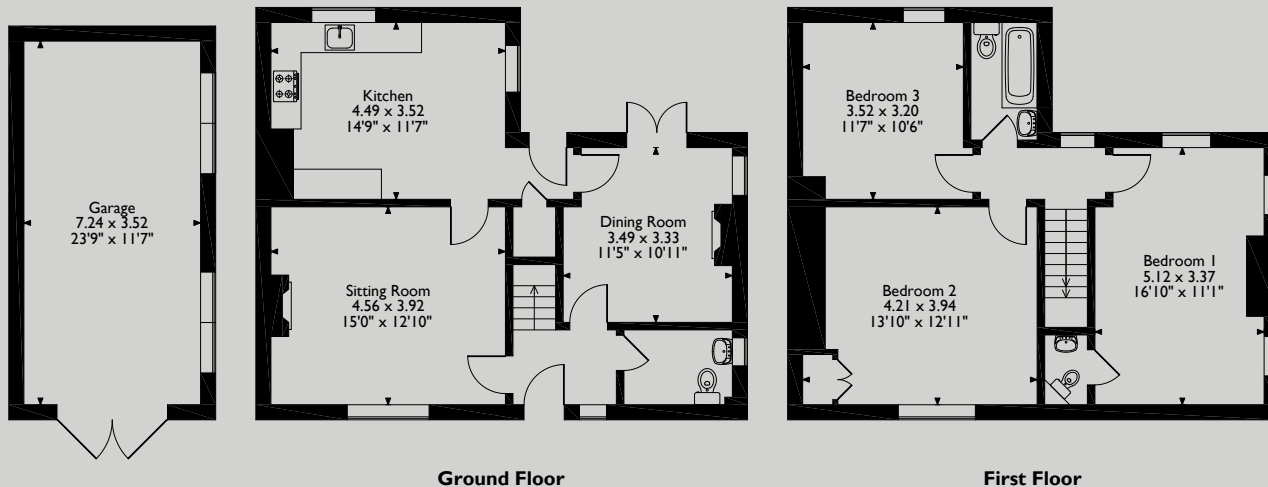


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Approximate Gross Internal Area
Main House = 118 Sq M/1270 Sq Ft

Garage = 25 Sq M/269 Sq Ft

Total = 143 Sq M/1539 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Tel: 01244 322 322
info@rickittpartnership.co.uk

Tel: 020 7839 0888
www.rickittpartnership.co.uk

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