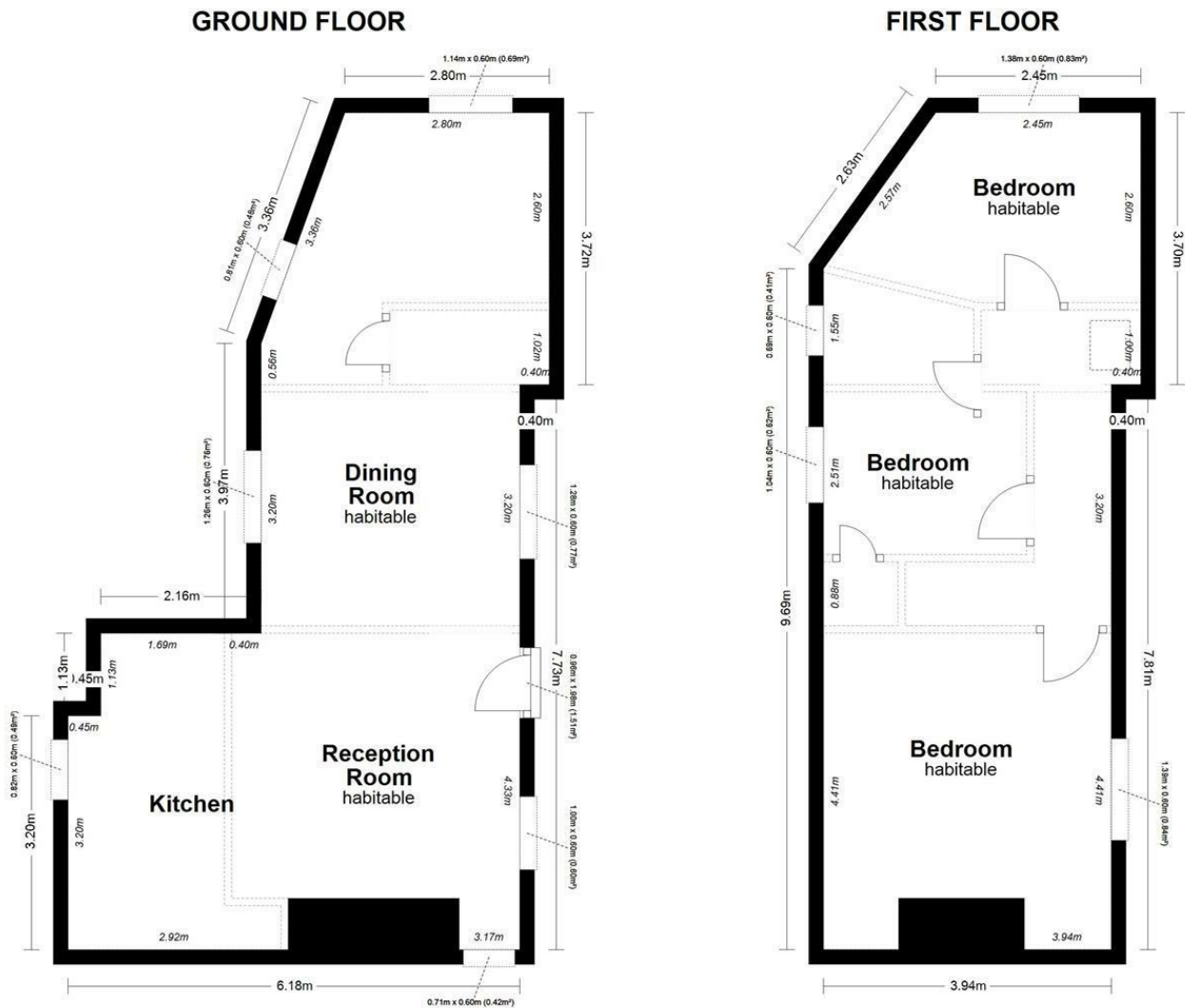


**WOODHEAD**  
OSWESTRY SALES & LETTINGS



## Sunnyside Gledrid, Wrexham, LL14 5DL

### Price £269,000

Nestled in the charming village of Gledrid on the English side of the Border. Built around 1850, this property offers a unique blend of historical character and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat in the countryside.

Sunnyside is set in a picturesque rural location, making it an ideal choice for those who appreciate the beauty of nature and the tranquility of country life. Despite its serene setting, Gledrid offers convenient commuting options, ensuring that you remain well-connected to nearby towns and cities.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The warm and welcoming atmosphere of the cottage is enhanced by its period features, which tell a story of its rich history while providing a comfortable living space.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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**Location**

Gledrid is on the edge of an area of outstanding natural beauty, offering walks along the Shropshire Union Canal, Gledrid Bridge and the River Ceiriog below. Add to this the local inns, leisure spar facilities and road links make this a sought after location.

**Lounge**

3.546 x 4.583 (11'7" x 15'0")

The unique property is accessed via a UPVC door with front and side aspect windows.

The room has carpet flooring, a radiator with a thermostatic valve and a wood burner set in a large hearth.

**Dining room**

4.072 x 3.212 (13'4" x 10'6")

Front and rear aspect UPVC windows. The room has a radiator with a thermostatic value and carpet flooring.

**Kitchen**

4.457 x 2.337 (14'7" x 7'8")

The rear aspect has UPVC windows and the side aspect has a stable door. The Kitchen comprises a range of eye and base units, with engineered wood flooring, a sink unit and a mixer tap. Also an oven and 4 ring electric hob, integral dishwasher and washing machine. There is space for a fridge freezer. The room has a radiator with a thermostatic valve and a loft hatch.

**Landing**

The landing has a Velux window and loft hatch.

**Master Bedroom**

3.937 x 4.280 (12'10" x 14'0")

Front aspect UPVC windows, carpet flooring and radiator with thermostatic valve.

**Bedroom 2**

2.622 x 3.007 (8'7" x 9'10")

Bedroom 2 has rear aspect UPVC windows, carpet flooring, fitted with a radiator with thermostatic valve. Over the staircase is a built-in cupboard and a loft hatch.

**Bedroom 3/ office**

2.887 x 3.346 (9'5" x 10'11")

Side aspect UPVC windows, carpet flooring and a radiator with thermostatic valve.

**Family Bathroom**

3.900 x 3.271 (12'9" x 10'8")

The Bathroom is a fantastic crescent-shaped room with side and rear aspect frosted UPVC windows. containing a bath, large shower cubicle, low-level WC, basin and heated towel rail.

**separate WC**

1.393 x 1.952 (4'6" x 6'4")

Rear aspect UPVC frosted windows. The room has a radiator, basin, low-level WC and carpet.

**Externally**

Externally this house has parking for several vehicles. Features include a boiler house, oil tank, a rear UPVC porch. The secure dog-friendly garden has a lawn and patio/ seating area.

**Particulars**

This unique 1850's property has been sympathetically upgraded by the current owners. This includes a new boiler in 2024, reroofed in 2023, new front windows in 2024, and rear windows in 2024.

**Hours of Business**

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

**Viewings**

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

**Council Tax**

The council tax band for the property is 'B' and the local authority is Shropshire.

**Services**

We have been informed by the seller that the property benefits from mains water: mains drainage: oil central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

**Misdescription Act 1991**

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .