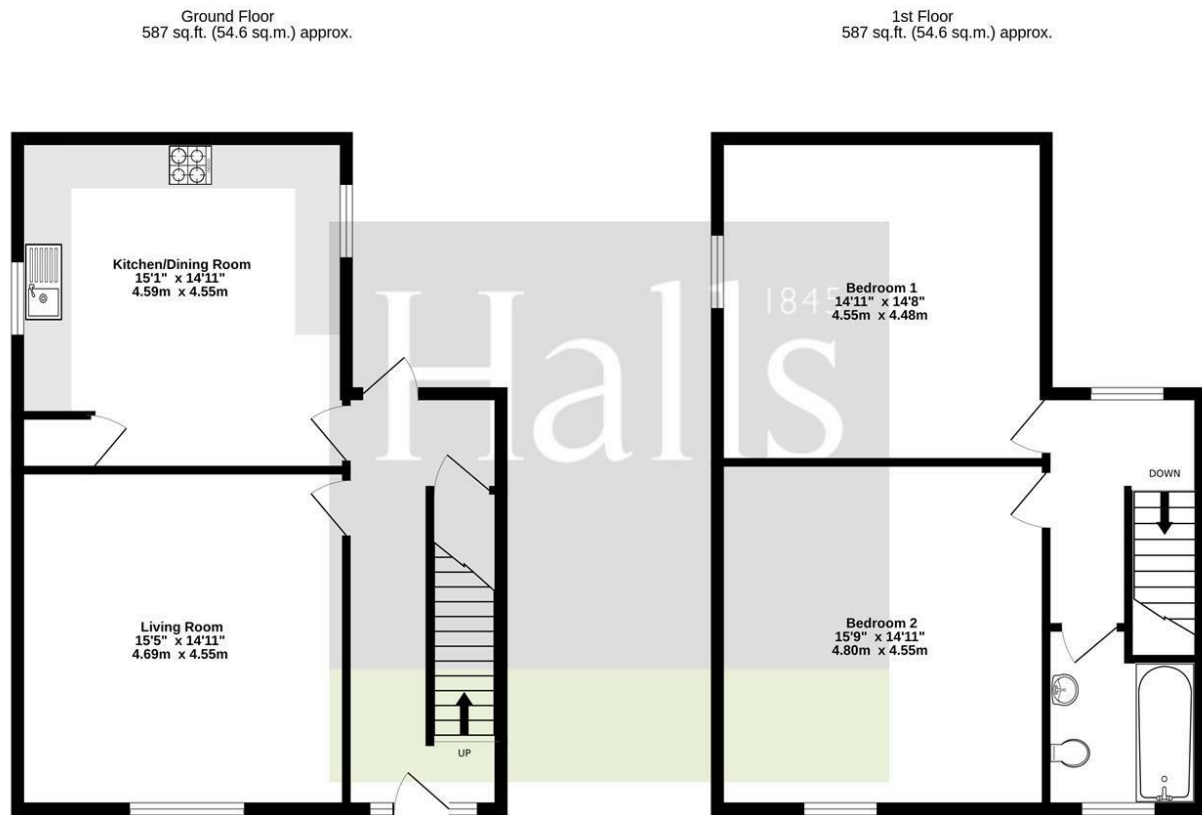
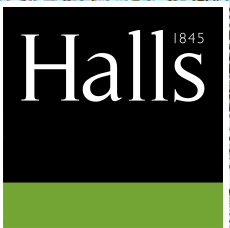


FOR SALE

1 The Plough, Worthenbury, Nr Wrexham, LL13 0AW



TOTAL FLOOR AREA : 1175 sq.ft. (109.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

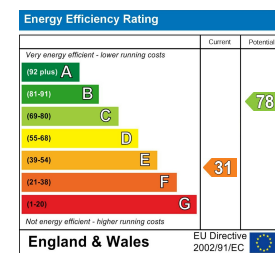
Offers In The Region Of £260,000

1 The Plough, Worthenbury, Nr Wrexham, LL13 0AW

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well presented and surprisingly spacious, two bedroom semi-detached property forming part of a converted coaching inn dating back to 1823, boasting a private rear garden, generous room sizes, and a most useful cellar, situated in the charming, rural village of Worthenbury.



01691 622 602

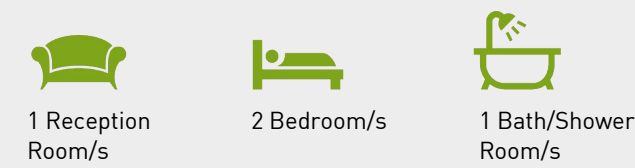
Ellesmere Sales
 The Square, Ellesmere, Shropshire, SY12 0AW
 E: ellesmere@hallsgb.com



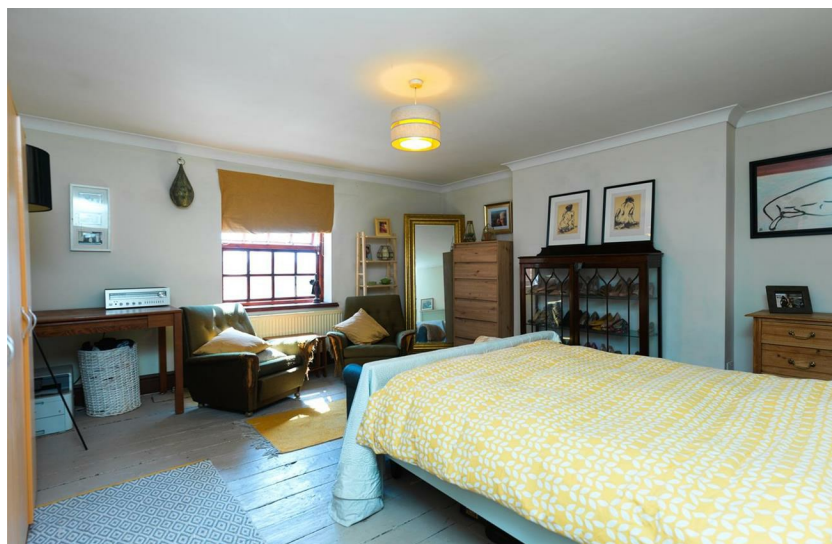
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Malpas (5 miles), Wrexham (8 miles), Ellesmere (10 miles), Whitchurch (11 miles) and Chester (15.5 miles).

(All distances approximate)



1 Reception Room/s
2 Bedroom/s
1 Bath/Shower Room/s



- Surprisingly Spacious
- Well Presented
- Private Garden
- Former Coaching Inn Dating to 1823
- Cellar
- Excellent Village Location

The sale of 1 The Plough does, therefore, offer the rare opportunity to acquire a very generously proportioned two bedroom property of great charm with the benefit of a garden, cellar, and excellent presentation, situated in a particularly pleasant village location.

SITUATION

1 The Plough is situated in the popular village of Worthenbury on the borders of Cheshire, Shropshire and Wales. The village is surrounded by most attractive open countryside and, with its well known and historic church, the village has grown in recent times taking great care not to lose its rural attraction. The nearby villages of Bangor-on-Dee (2 miles) and Malpas (5 miles) are both within a short journey and have a range of useful local amenities. The larger centres of Wrexham, Chester, and Whitchurch are also within easy driving distance and have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

The property is entered via painted wooden door into an:

ENTRANCE HALLWAY

Two single glazed decorative windows onto front elevation surrounding the entrance doorway, wood effect laminate flooring and wooden stairs leading up the first floor, partly glazed stable door leading on to patio area and rear garden beyond, a selection of coat hooks and shelving, and door leading down to the cellar.

LIVING ROOM

15'4" x 14'11" [4.69m x 4.55m]
Wood effect laminate flooring, a single glazed window on to front elevation, attractive fireplace with stone-effect surround and mantle, original built-in storage cupboard.

KITCHEN/DINING ROOM

15'0" x 14'11" [4.59m x 4.55m]
Tiled flooring, single glazed windows on to both side elevations, a selection of base units with shelving above and planned space for appliances below, attractive roll topped work surfaces, charming Ingleok former fireplace now housing the built in 600mm Zanussi double oven with four ring electric hob, attractive wood wall panelling to one wall, a Pantry/storage/Airing cupboard also housing the Worcester Bosch oil fired combi boiler.

CELLAR

Sandstone steps lead down from the Entrance Hallway to a cellar spanning the full footprint of the property, with original vaulted ceilings, power and light laid and offering an ideal space for storage but potential for improvement/conversion (subject to LA consent).

FIRST FLOOR LANDING

Fitted carpet as laid, single glazed window on to rear elevation offering views over the rolling Welsh hills and an inspection hatch to roof space.

BEDROOM ONE

14'11" x 14'8" [4.55m x 4.48m]
Painted wooden flooring and single glazed window on to side elevation.

BEDROOM TWO

15'8" x 14'11" [4.8m x 4.55m]
Painted wooden flooring and single glazed window to front elevation.

BATHROOM

Vinyl flooring, single glazed window on to front elevation, bathroom suite to include sink built in to a vanity unit (H&C), a low flush WC, P shaped bath with Niagra bar shower above with rainfall shower head and mixer tap (H&C) below, LED mirrored bathroom cabinet with demister, and heated towel rail.

OUTSIDE

To the side of the property is a gravelled area entered via a timber five bar gate offering space for parking and leading on to a wtimber storage garden shed.

REAR GARDEN

An attractive patio area offering and ideal space for entertaining etc, leading on to an area of lawn bordered by maturing shrubs and hedges which also incorporates a further gravelled seating area again ideal for sitting out and enjoying the peace of the countryside beyond.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

COUNCIL TAX

The property is in Band ' E ' on the Wrexham Borough Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:[01691] 622602.