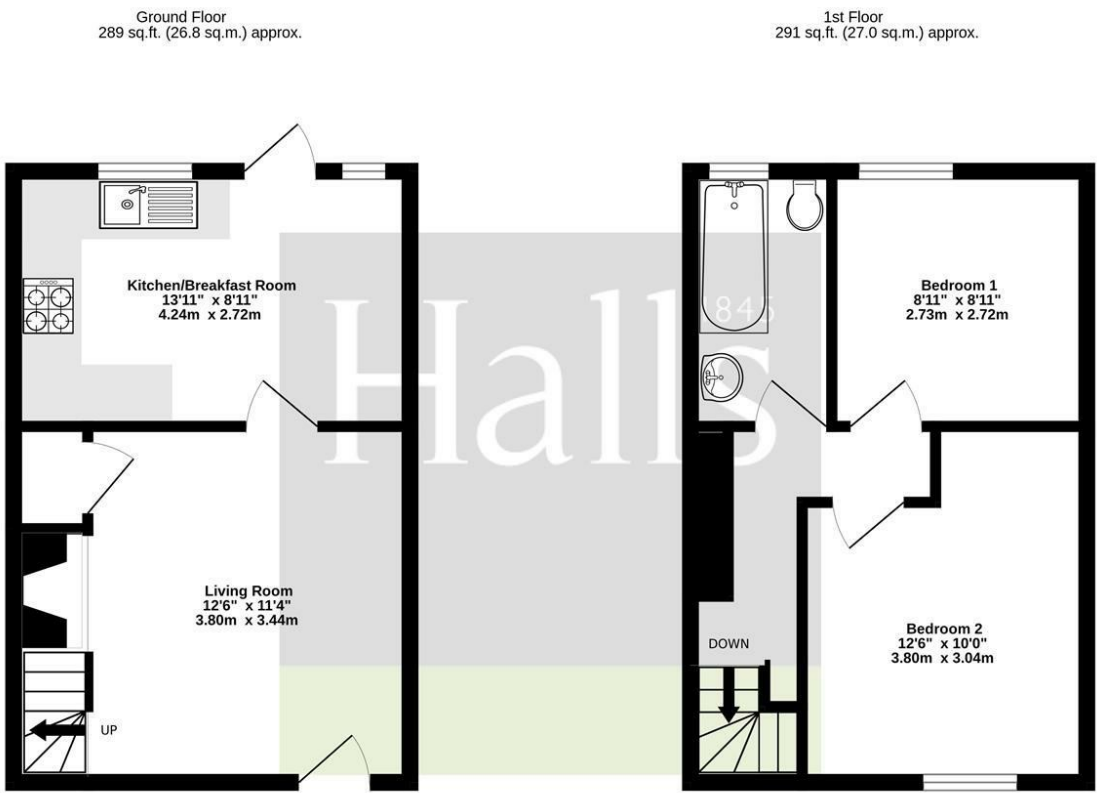


FOR SALE

4 Dispensary Row, Overton, Wrexham, LL13 0DU



TOTAL FLOOR AREA: 579 sq.ft. (53.8 sq.m.) approx.

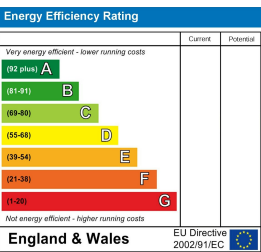
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**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



Halls 1845

01691 622 602

**Ellesmere Sales**  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)



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FOR SALE

Offers in the region of £159,995

4 Dispensary Row, Overton, Wrexham, LL13 0DU

A characterful and charming two bedroom Grade II listed period village cottage benefitting from generous gardens which extend to approx 145ft alongside a wealth of traditional features enviably located within the heart of Overton on Dee.



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Characterful and Charming
- Two Bedrooms
- Grade II Listed
- Period Features
- Generous Gardens extending to approx 145ft
- Central Village Location

DESCRIPTION

Halls are delighted with instructions to offer 4 Dispensary Row in Overton on Dee for sale by private treaty.

4 Dispensary Row is a characterful and charming two-bedroom Grade II listed period village cottage benefitting from generous gardens which extend to approx 145 ft alongside a wealth of traditional features enviably located within the heart of Overton on Dee.

Internally, the property retains a number of traditional features throughout and at present provides on the ground floor, a Living Room and Kitchen/Breakfast Room together with two first floor Bedrooms and a family Bathroom.

Externally, the property enjoys generous gardens extending to approx 145 ft and comprising an attractive patio area offering scope for outdoor dining and entertaining along with an area of lawn bordered by established floral and herbaceous beds.

The sale of 4 Dispensary Row does, therefore provide the rare opportunity for purchasers to acquire a charming two bedroom Grade II listed period cottage situated within the heart of the sought after village of Overton on Dee.

THE ACCOMMODATION COMPRISES:

The property is entered via a traditional solid wooden door in to a:

LIVING ROOM

12'5" x 11'3" (3.8m x 3.44m)  
Fitted carpet as laid, glazing on to front elevation, carpeted stairs rising to the first floor and open fire set within painted stone façade, flanked to one side by recessed storage space along with a selection of traditional features, with a solid wooden door with glazed panel leading in to the:

KITCHEN/BREAKFAST ROOM

13'10" x 8'11" (4.24m x 2.72m)  
Tiled flooring, UPVC double glazed window on to rear elevation and a further double glazed unit again facing out on to the rear, with a fitted kitchen to comprise: a selection of base and wall units with tiled splashback, four ring Moffat electric hob over an electric oven with extractor fan above, roll topped work surfaces, planned space for appliances, 1.5 sink with draining area to one side (H&C)( mixer tap above, wall mounted Worcester gas boiler, planned space to one end of the room for a seating area and a solid wood door with glazed panels leading out on to patio area and garden beyond. The room also has a continuation of the traditional features.

FIRST FLOOR LANDING

A continuation of the fitted carpet as laid and a door leading in to:

BEDROOM ONE

8'11" x 8'11" (2.73m x 2.72m)  
Fitted carpet as laid, inspection hatch to roof space and window on to rear elevation.

BEDROOM TWO

12'5" x 9'11" (3.8m x 3.04m)  
Fitted carpet as laid, window on to front elevation, integrated storage cupboard containing shelving and a clothes rail.

FAMILY BATHROOM

Wood effect laminate flooring, opaque glazed window on to rear elevation and a bathroom suite to include, panelled bath (H&C) with mixer tap, electric shower over, pedestal hand basin, low flush WC.

GARDENS

A particularly notable feature of the property, being far larger than one might anticipate for a property of this size and divided in to two distinct aspects, immediately to the rear of the property is an expansive paved patio area bordered by pebbled beds, this offering an ideal space for outdoor dining and entertaining and also containing a timber Summer House/storage Shed, with double opening gates set in to a metal archway leading, via a slate gravel pathway, through to a further area of garden, the design of which was informed by renowned local garden designers and featuring a bark chipped path running along the right hand side, with an area of lawn interspersed by floral, herbaceous and pebbled beds and bordered by established trees and hedging which offers tremendous amount of privacy.

N.B.

A right of way is in existence to allow neighbouring properties pedestrian access across the slate gravelled area of the garden.

SERVICES

We understand that the property has the benefit of mains water, gas, electricity and drainage.

TENURE

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

LOCAL AUTHORITY

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

COUNCIL TAX

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

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.