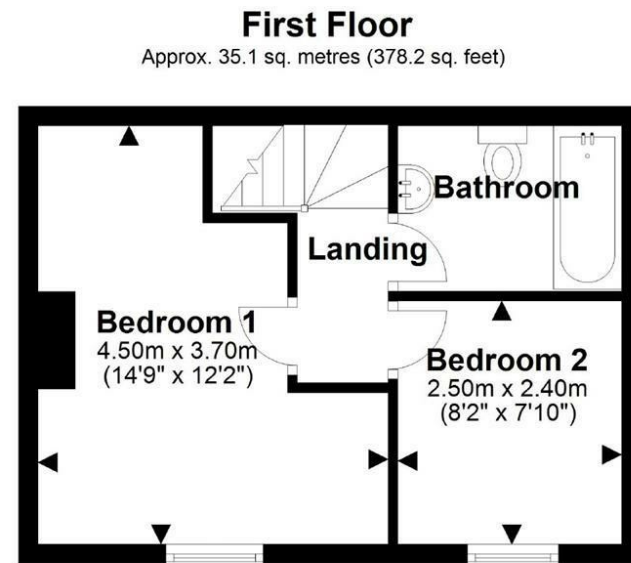
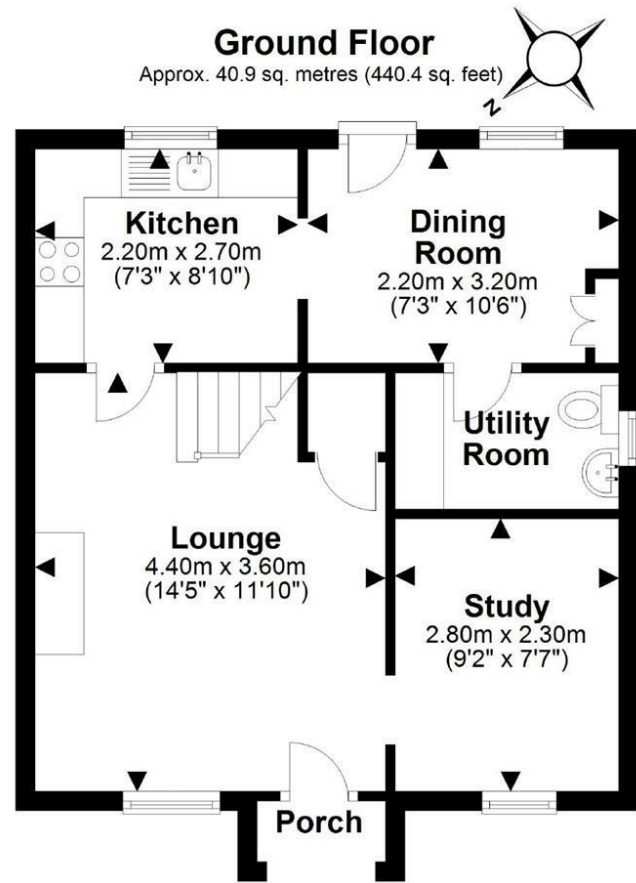


FOR SALE

Clarion Cottage, 6 Bangor Road, Overton-on-dee, Nr Wrexham, LL13 0HB



Total area: approx. 76.1 sq. metres (818.6 sq. feet)



FOR SALE

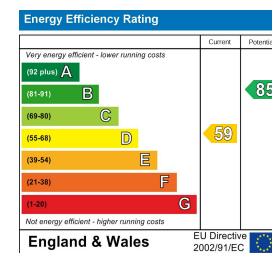
Offers in the region of £219,995

Clarion Cottage, 6 Bangor Road, Overton-on-dee, Nr Wrexham, LL13 0HB

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 particularly charming two-bedroom period village cottage presented a very high standard and boasting a range of traditional features alongside excellent rear gardens, conveniently situated within the heart of the popular village of Overton-On-Dee.



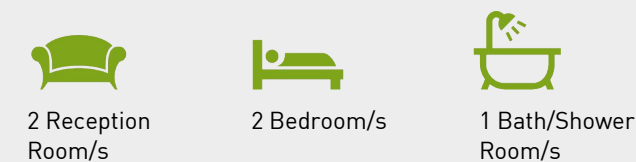
01691 622 602

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



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Ellesmere (5 miles), Wrexham (7 miles), Chester (22 miles)
(All distances approximate)



- **Period Cottage**
- **Two Bedrooms**
- **Excellent Rear Gardens**
- **Presented to a High Standard**
- **Traditional Features**
- **Village Centre Location**

DESCRIPTION

Halls are delighted with instructions to offer, Clarion Cottage, Overton on Dee, for sale by private treaty.

Clarion Cottage is a particularly charming two-bedroom period village cottage presented a very high standard and boasting a range of traditional features alongside excellent rear gardens, conveniently situated within the heart of the popular village of Overton-On-Dee.

Internally, the property has been lovingly maintained by the current vendor and features a wealth of traditional features, whilst comprising, on the ground floor, a Sitting Room, Study, Kitchen, Breakfast Room, and Utility/Cloakroom together with two first floor bedrooms, and a family bathroom.

Outside, the property is complimented by an enclosed front garden together with surprisingly large rear gardens which include a paved patio area, making an ideal space for outdoor entertaining, with steps leading up to a good sized area of lawn bordered to three sides by mature hedging.

The sale of Clarion Cottage provides an excellent opportunity to acquire an attractive, period village cottage appointed to a high standard in this popular and convenient village location.

SITUATION

Clarion Cottage is situated close to the centre of the popular village of Overton-on-Dee which has excellent range of local amenities to include a primary school, Doctor's Surgery, pharmacy, Veterinary Practice, village convenience stores, butchers, Parish Church and public house. Whilst enjoying this convenient location, the larger towns of Wrexham (7 miles) and Ellesmere (5 miles) are both within easy reach, with the county towns of Chester (22 miles) and Shrewsbury (25 miles) also within easy commuting distance, all of which, have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES

An attractive front entrance porch with front entrance door opening in to a:

SITTING ROOM

14'5" x 11'10" (4.4 x 3.6)

With laminate flooring, wood burning stove a raised hearth with brick surround, secondary glazed window to front elevation, exposed ceiling timbers, carpeted staircase to first floor, and a door in to an understairs storage cupboard.

STUDY

9'2" x 7'7" (2.8 x 2.3)

With a continuation of the laminate flooring, secondary glazed window to front elevation, and exposed ceiling timbers.

KITCHEN/BREAKFAST ROOM

7'2" x 8'10" (2.2 x 2.7)

With a stainless steel sink unit (H&C) with draining area to one side and swan necked mixer tap and double cupboards below, a range of quartz-effect work surfaces with base units below, an integrated Lamona slimline dishwasher, an integrated Bosch four-ring induction hob with extractor hood over and single oven below, window to rear elevation, tiled flooring, and archway through to the:

BREAKFAST ROOM

7'2" x 10'5" (2.2 x 3.2)

With a continuation of the tiled flooring, opaque double-glazed window to rear elevation, exposed ceiling timbers, wall-mounted cupboard housing the Ideal gas fired central heating boiler, a wood block work surface area with double cupboard below, and door in to a:

UTILITY/CLOAKROOM

With roll topped work surface, planned space for a washing machine, fitted storage cupboard, double glazed window to side elevation and pedestal hand basin (H&C) with low flush WC to side.

FIRST FLOOR LANDING AREA

With a fitted carpet as laid, inspection hatch to roof space.

BEDROOM ONE

14'9" x 12'2" (4.5 x 3.7)

With a fitted carpet as laid and double glazed window to front elevation.

BEDROOM TWO

8'2" x 7'10" (2.5 x 2.4)

With a fitted carpet as laid and double glazed window to front elevation.

BATHROOM

With a tiled bath (H&C) with mixer tap and mains-fed shower over, a vintage style pedestal hand basin (H&C), low flush WC, heated towel rail/radiator, and tiled flooring.

OUTSIDE

The property is approached through a pedestrian gate with brick pillars to either side, in to an enclosed front garden with a slate border.

The rear gardens are an unexpected feature of the property and include an extensive paved patio area, making an ideal space for outdoor entertaining, with two steps up to a good sized area of lawn with central planted feature and mature boundary hedges affording privacy.

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, The Guildhall, Wrexham, LL11 1AY.

COUNCIL TAX

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

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire.