



Ashtree Cottage
Cymau, Wrexham, Clwyd, LL11 5EU

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Guide Price - £485,000

Ash Tree Cottage, a superb four-bedroomed detached family residence situated in the popular village of Cymau, Wrexham, enjoying sought after rural surroundings. It is only a brief distance to comprehensive facilities, enjoying immaculately presented gardens, extensive off-road parking and a double garage.

The accommodation briefly comprises a reception hall, ground floor WC, formal lounge, large dining kitchen and utility room, plus study. To the first floor there is a landing, Master bedroom with ensuite shower room, three further bedrooms, and a four-piece family bathroom.

Externally there is a gated entrance to ample off-road parking, which extends to a double garage, and to the rear there is a good-sized patio area and lawned gardens, all of which look out onto neighbouring fields. As this property cannot be fully appreciated from the roadside, internal inspection is highly recommended.

LOCATION

Cymau is a peaceful village in the heart of the Wrexham's countryside, known for its scenic landscapes, rolling hills, and lush greenery. Ideal for nature lovers, it offers walking trails, cycling routes, and stunning views of the Welsh countryside. Cymau offers an idyllic setting that is sure to appeal to those seeking a home in the heart of North Wales. Despite its tranquil setting, Cymau is well-connected, offering the best of both worlds. The village is a short drive from Wrexham, providing easy access to a wide range of amenities, including shops, restaurants, and schools.

On the commuter front, Cymau is located with access to the major commercial centres of the northwest via the A55 North Wales expressway, M53 and M56 motorway networks.





ACCOMMODATION RECEPTION HALL

Good sized reception hall with turned staircase, rising to the first-floor landing, useful storage cupboard beneath, two radiators. Double-glazed window to front.

STUDY

Double-glazed windows to front, radiator. This room could easily be used as a home office or secondary reception room/playroom.

LOUNGE

Approached via the entrance hall via part-glazed double doors. A formal lounge with a double-glazed window looking out to the rear garden and neighbouring fields. Feature brick fireplace with timber mantel, tiled hearth, and feature inset log burner, double-glazed window to side, radiator.

GROUND FLOOR WC

Ground floor WC with a WC and wash hand basin, radiator, and double-glazed window.



DINING KITCHEN

Dining area with space for a family size dining table, having double-glazed doors leading out to the rear patio area and garden, radiator.

Kitchen fitted with a modern comprehensive range of wall, base and draw units, granite work surfaces above, inset stainless steel sink unit with a mixed tap over, tiled splashbacks, integrated double oven and microwave, plus electric hob and extractor above, integrated dishwasher, radiator, and double-glazed window, connecting door through to the utility room. Utility room fitted with a range of wall and base units, work surfaces, and sink unit, plumbing point for a washing machine, space for additional white goods, radiator, double-glazed window to rear, and double-glazed door to side, connecting door through to the double garage.

FIRST FLOOR LANDING

Radiator and airing cupboard, access to the loft space.



BEDROOM 1

Master bedroom with a double-glazed window to rear looking out onto neighbouring fields, fitted wardrobes, radiator. Ensuite shower room comprising a large shower cubicle with mains shower and seating, back-to-the-wall vanity furniture, incorporating low-flush WC and wash hand basin, tiled splashbacks, tiled flooring, heated towel rail, double-glazed window.

BEDROOM 2

Second double bedroom, having a double-glazed window, radiator, wash hand basin.

BEDROOM 3

Bedroom three has been converted into a granny suite, having double-glazed windows to both side and rear, fireplace with electric fire, radiator, kitchenette area comprising a run of modern kitchen units, single drainer sink unit and tiled splashbacks. This space would ideally accommodate a dependent relative or teenage area.

BEDROOM 4

Fourth double bedroom having double-glazed window to front, radiator.

FAMILY BATHROOM

Well-appointed four-piece suite, comprising a double-ended roll-top bath with central mix tap and handheld showerhead, large shower cubicle with a main shower, WC and wash hand basin, radiator, skylight window, plus double-glazed window to front.





OUTSIDE

Externally on approach there is a low-level hedge and low-level wall plus wrought iron gates extending to a gravelled driveway providing extensive off-road parking, which leads to a double garage with one electric up-and-over door and one manual door, power and light. To the rear of the property, there is an extensive patio area with fence partition leading to the principle lawned gardens, backing onto neighbouring fields, having stocked retained borders. There is also a useful greenhouse to the side of the property.

SERVICES

Mains electric, water, and drainage.

COUNCIL TAX

Band G

EPC

D

DIRECTIONS

Satnav is LL11 5EU

What3words [///crop.crossword.level](https://www.what3words.com/crop.crossword.level)

APPROXIMATE DISTANCES

Wrexham City Centre - 5.7 Miles

Chester City Centre - 12.1 Miles

Liverpool Airport - 36.1 miles

Manchester Airport - 44.8 miles

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.



LOCATION

There are several well-regarded primary schools in the surrounding area, among them Bwlchgywyn School, plus secondary education in nearby Wrexham or Mold, including Castell Alun High School, additionally Ysgol Maes Garmon in Mold offers Welsh medium education for those seeking to continue their studies in the Welsh language. Further education, Wrexham offers a variety of options, including Yale College and Coleg Cambria both of which provide a wide range of vocational courses, 'A' levels, and apprenticeships. Wrexham University offers a range of undergraduate and post-graduate programmes with a focus on career-orientated courses. Private education is serviced in nearby Chester at Kings and Queens schools, plus Abbeygate College in Saighton.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

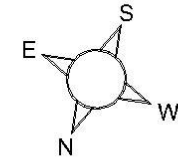
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DISCLAIMER

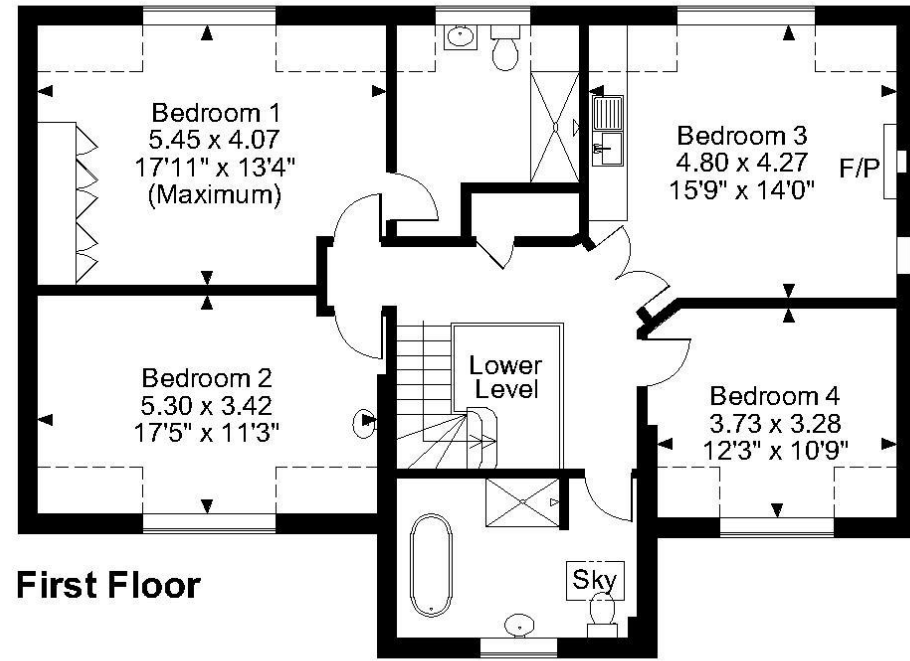
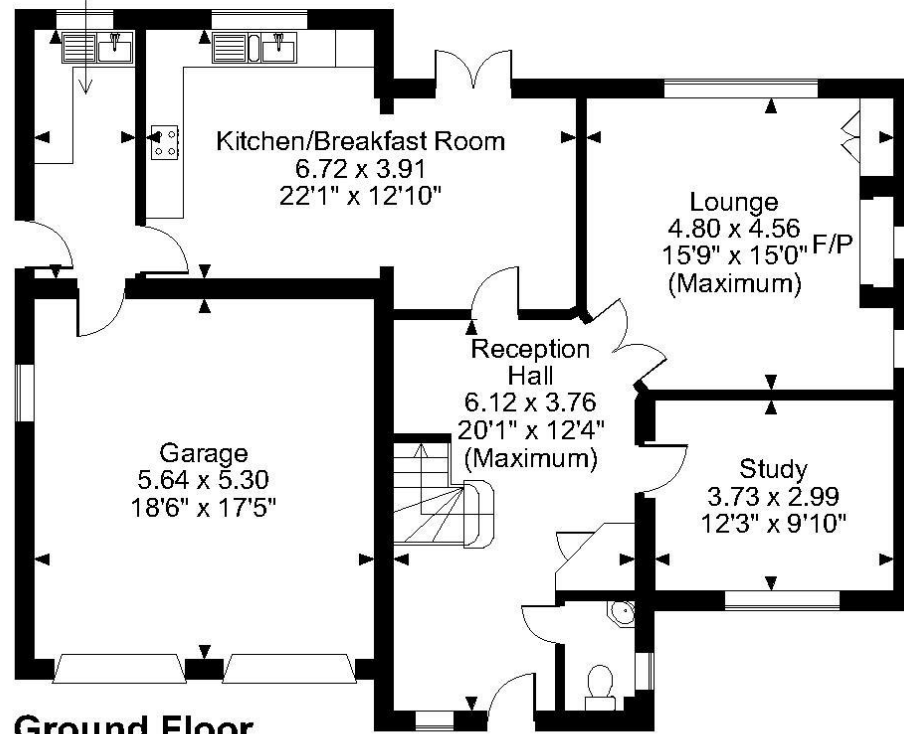
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Ashtree Cottage, Cymau, Wrexham
Approximate Gross Internal Area
Main House = 1974 Sq Ft/183 Sq M
Garage = 322 Sq Ft/30 Sq M
Total = 2296 Sq Ft/213 Sq M



Utility
 3.91 x 1.58
 12'10" x 5'2"



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



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