



**3 Castletown Road, Wrexham, LL11 6DW**

**Price £145,000**

A beautifully presented 2 bedroom semi detached stone cottage enjoying lovely countryside views towards Moss Valley Country Park and yet just a short drive from the local amenities and excellent link roads to Wrexham, Chester and beyond. The accommodation has been refurbished in recent years and briefly comprises a Upvc part glazed entrance door opening to the lounge with tree lined views through a Upvc double glazed window and wood effect flooring. An open aspect to the well appointed fitted kitchen breakfast room with stylish range of Shaker base and wall cupboards and integrated Neff double oven/grill. A rear hall provides external access and staircase rising to 1st floor landing that connects the 2 bedrooms and a shower room. Bedroom 1 overlooks the woodland. To the outside, parking is usually nearby on the roadside and steps leads to a front paved patio area, decorative gravel, further seating area from where to admire the setting, useful timber store and sloping rear garden. Inspection recommended. EPC RATING C(69)



## LOCATION

The Moss is a small village on the outskirts of Wrexham popular for its parkland style countryside with its picturesque setting and municipal golf course. The surrounding larger villages offer convenient shopping facilities and amenities that include Primary and Secondary Schools. Good road links allow access to the A483 by-pass which connects Wrexham to Chester, Mold and Oswestry therefore allowing for daily commuting to the major commercial and industrial centres of the region. Wrexham Maelor Hospital is only a short driving distance away as is the University. Wrexham City Centre offers a wealth of retail, leisure and social amenities.

## DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing the Football Ground on your right, at the roundabout turn left passing the entrance to B & Q on the right. At the next mini roundabout take the second exit and proceed under the flyover bridge taking the next right hand turning. Proceed for approx. 1 mile passing Moss Valley Road on your right. Continue up the hill into Wrexham Road and turn right into Westminster Road. Proceed down the hill for approx. ½ a mile and take the left turn onto Castletown Road and the property will be the 1st on the left.

## ON THE GROUND FLOOR

A upvc part glazed entrance door opens to the

### LOUNGE 11'6 x 8'3 (3.51m x 2.51m)

A cottage style reception room enjoying views towards the parkland through a Upvc double glazed window to front, wood effect flooring, electric wall heater and an open aspect to the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM 13' x 8'4 (3.96m x 2.54m)

Appointed to a modern standard with a range of Shaker style base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and Upvc double glazed window above, Neff 4 ring electric hob with extractor hood above and Neff double oven/grill below, plumbing for washing machine, space for dryer, space for fridge freezer, part tiled walls, breakfast bar, inset ceiling spotlights, mains wired smoke alarm, useful understairs store cupboard with hot water cylinder and 6 panel white woodgrain effect door opening to the rear hall.

## REAR HALL

Stairs to 1st floor landing, Upvc external door and wood effect flooring.

## 1ST FLOOR

Landing with 6 panel white woodgrain effect doors off.

### BEDROOM 1 11'8 x 9' (3.56m x 2.74m)

2 Upvc double glazed windows to front with parkland views and electric wall heater.

### BEDROOM 2 11'7 max x 8'7 max (3.53m max x 2.62m max)

Upvc double glazed window to rear, electric wall heater and ceiling hatch to roof space.

## SHOWER ROOM

Appointed with a white suite of wash basin, low flush w.c., corner shower enclosure with drench style shower head, chrome heated towel rail, extractor and fully tiled walls.

## OUTSIDE

Parking is usually available nearby on the road and steps rise to the front of the property and a patio area from where to admire the countryside setting. Decorative gravel and side path leads past another seating area to a useful timber built store shed and steps rising to the rear sloping garden.

## PLEASE NOTE

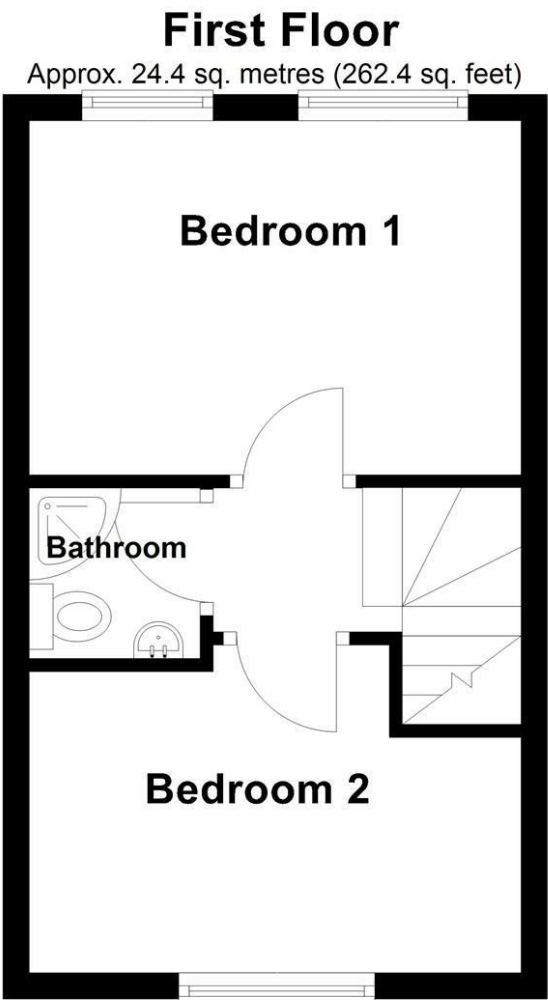
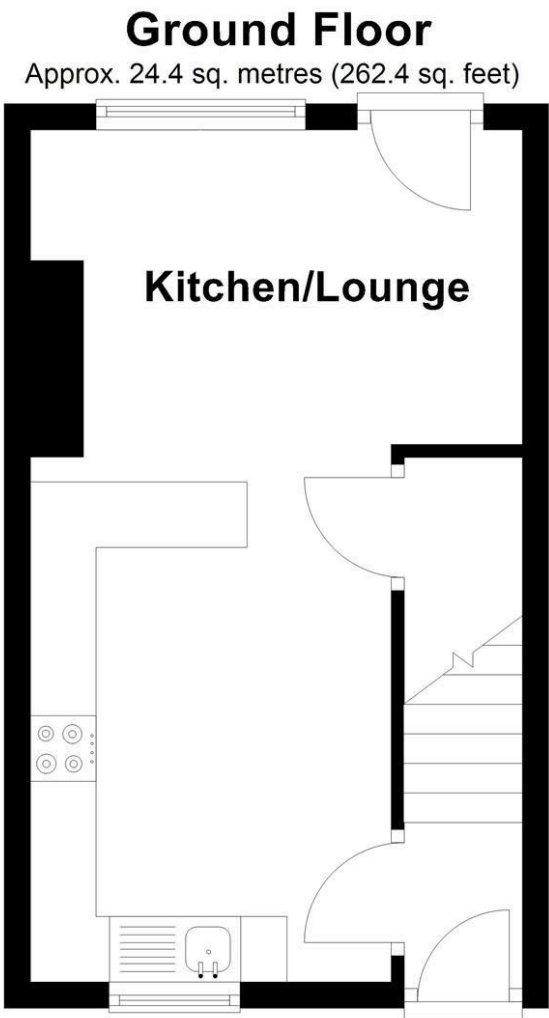
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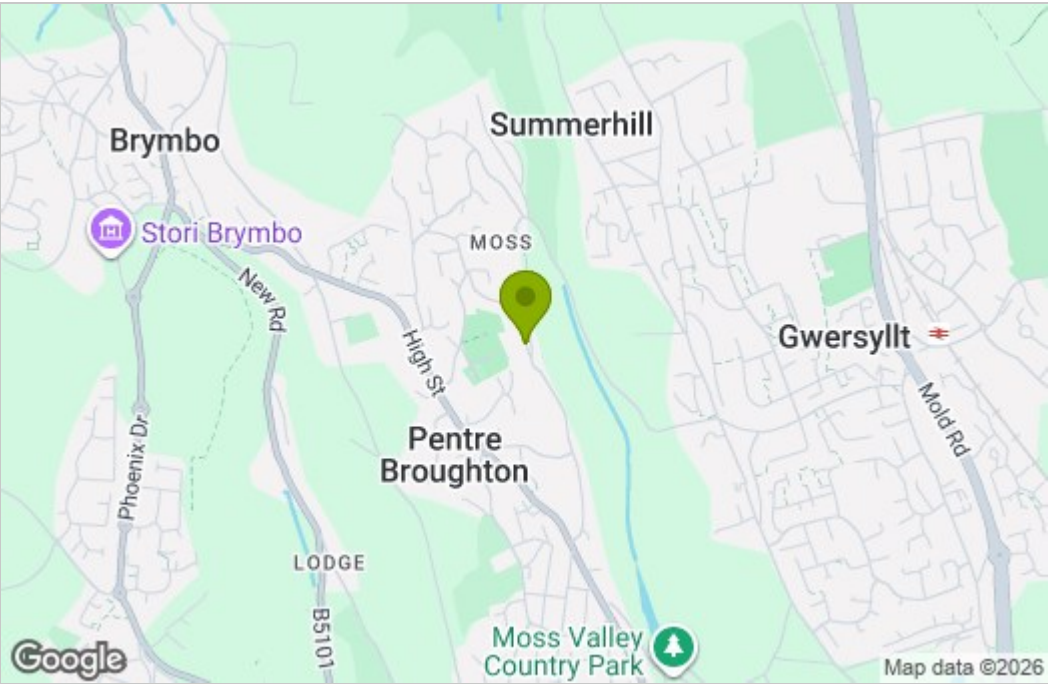




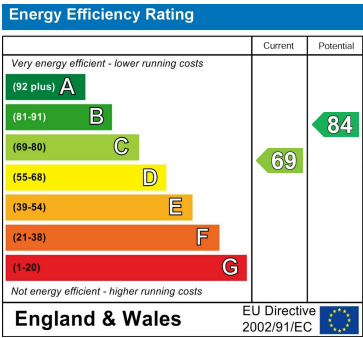
Floor Plan



Area Map



Energy Efficiency Graph



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