



FOR SALE

Offers in the region of £525,000

## Holly Cottage Bangor Road, Eyton, Wrexham, LL13 0SW

Welcome to this charming 4-bedroom detached house located on Bangor Road in Eyton, Wrexham. One of the highlights of this property is its expansive gardens, spanning across 2.21 acres.

Located in the picturesque area of Eyton, this house offers a peaceful retreat while still being close to local amenities. Whether you're looking for a tranquil place to call home or a spacious property to accommodate your growing family, this 4-bed detached house is sure to tick all the boxes.

Don't miss out on the opportunity to own a piece of countryside paradise on the outskirts of Wrexham. Book a viewing today and envision the life you could create in this beautiful home.





- Immaculately Presented 4 Bed Detached House
- Set in Expansive Gardens with 2.21 Acres
- Cloakroom, 2 Reception Rooms, Kitchen
- 4 Beds and Family Bathroom
- Easy Access to Commuter Links
- NO CHAIN

#### DIRECTIONS

W3W: glitter. shadow. reporters

#### SITUATION

Eyton is a quiet hamlet set south of Wrexham. With easy links in to Chester and Wrexham train station, Eyton can offer country living but be close to areas of employment. Eyton itself has a primary school and transport for secondary schools and St Marys Aided school in Overton. Eyton is just 18 miles from Chester and 5.3 miles to Wrexham centre.

#### DESCRIPTION

This four-bedroom detached house, nestled on 2.21 acres of land, offers a rare opportunity to own a cherished family home that has been in the same family since the 1970s. The property is surrounded by expansive gardens, featuring a mix of mature trees, flowering shrubs, and well-tended lawns that create a sense of peace and privacy. The house itself exudes a timeless charm, with its classic architecture and well-maintained exterior. Inside, the spacious layout includes a generous living room with large windows that provide views of the surrounding gardens, a formal dining room. The kitchen, though updated over the years, retains some of its original character, offering plenty of space for family meals and homework. Upstairs, the four bedrooms are light-filled and well-proportioned, ideal for family living. The master bedroom includes large storage and wardrobe space, while the remaining bedrooms are all double sized bedrooms. Outside, the vast garden offers ample space for outdoor activities, gardening, or even potential development, with space for outbuildings, a greenhouse, or additional landscaping. This home is perfect for those looking to blend nostalgia with family living, while enjoying the tranquillity of rural life and the space to make it their own.

#### ACCOMMODATION

##### ENTRANCE PORCH

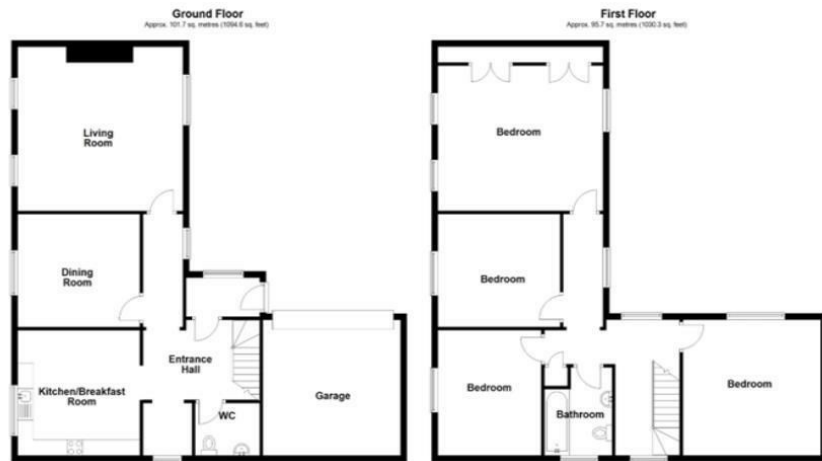
Large window, wooden front door, quarry tiled floor.

##### ENTRANCE HALL

Stairs to first floor, 2 radiators.

##### CLOAKROOM/WC

With radiator, wash hand basin, quarry tiled floor, obscure window.



Total area: approx. 197.4 sq. metres (2125.0 sq. feet)  
All measurements are approximate. Not to scale. www.propertyphotography.com. Desk Dial 07571 255 507  
 Plan produced using PlanIt.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



#### LOUNGE

Large stone fireplace with inset electric fire with wood beam over (provision for wood burner), 3 radiators, 2 wall lights.

#### DINING ROOM

Window to the rear, radiator.

#### KITCHEN

Fitted with a range of base units and eye level wall cupboards with worktops over and tiled surround. Built-in mid level oven. Integrated 4 ring hob. Double stainless steel sink with mixer tap over. Stable type door, dual aspect windows, quarry tiled window sill, quarry tiled floor, space for dishwasher, radiator.

#### UTILITY AREA

With space and plumbing for washing machine, space for fridge/freezer.

#### FIRST FLOOR LANDING

Access to roof space.

#### MASTER BEDROOM

Dual radiators, dual aspect windows to the front and rear, triple built-in louvre door wardrobes with dressing table feature.

#### BEDROOM 2

Window to front elevation, radiator.

#### BEDROOM 3

Single pane window to the rear, radiator.

#### BEDROOM 4

Single pane window to rear, radiator, TV point, airing cupboard with water tank and wooden shelving

#### BATHROOM

With tile effect vinyl flooring. Panelled bath with mixer tap and handset shower attachment, low level flush WC. pedestal wash hand basin. Heated towel rail.

#### OUTSIDE

The property is approached via a wooden farm style gate which opens onto the sweeping driveway which leads to a parking area which could easily accommodate 3-4 parked cars and/or camper van/caravan.

#### GARDENS

The property is surrounded by expansive gardens, featuring a mix of mature trees, flowering shrubs, and well-tended lawns that create a sense of peace and privacy. To the left of the driveway there is a useable field currently being used for 5 Shetland ponies. This field drops down to a stream. In addition there is another uncultivated field which could be used for a number of purposes. Concealed septic tank.

#### GARAGE

With up and over entrance door, oil fired boiler.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

The fitted carpets as laid are included in the sale. Only those items described in these particulars are included in the sale.

#### SERVICES

Mains water and electricity are connected to the property. Drainage is to a septic tank. Oil fired central heating. None of these have been tested.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### COUNCIL TAX

The property is currently in Council Tax Band G - Wrexham Council.

#### VIEWINGS

Strictly by appointment with the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.



FOR SALE

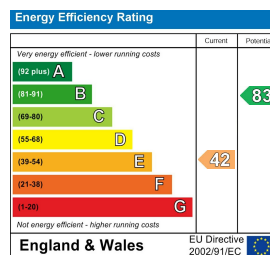
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01691 670 320

**Oswestry Sales**  
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