



BOWEN

PROPERTY SINCE 1862

Offers in the region of £275,000

🏠 2 Bedrooms 🚿 1 Bathroom

5 Smithy Cottages, Sandy Lane,
Llan-y-Pwll, Wrexham LL13 9SF

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General Remarks

This end of terrace cottage has been extensively renovated in recent years and a stunning 21' x 19' (6.40m x 5.79m) atrium extension to the side to provide a spacious light living/dining room with full width bi-folding doors to front and rear. It also provides a beamed lounge with wood-burning stove; kitchen with modern units including a built-under electric oven and inset hob; utility room; shower room including an 1100 mm tray. Landing to TWO first floor bedrooms. Outside the property occupies an above average size plot. To the front and immediate rear there are riven flagged courtyards with a sunken stoned seating area to the southerly side. Gravelled frontage parking for several cars and a sett drive leads to an over-size SINGLE GARAGE with electric door. The remaining gardens to the rear and side of the garage are at present uncultivated. EPC Rating - 32|F.



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1 King Street Wrexham LL11 1HF

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Location: The property is situated in the rural hamlet of Llan-Y-Pwll which lies two miles east of Wrexham and four miles from the village of Holt. It is situated just off the A534 dual carriageway link road to the Wrexham Industrial Estate and provides easy access to the A483, Chester twelve miles and the motorway network.

Constructed of brick beneath a predominately slated roof with a single storey flat roofed extension to the rear.

Accommodation

On The Ground Floor:

Lounge: 13' 9" x 11' 0" (4.19m x 3.35m) Multi-fuel stove to an exposed brick chimney breast. Radiator. Ceramic tiled floor. Exposed beam ceiling. PVCu framed window and part double glazed door.

Kitchen: 13' 10" x 6' 4" (4.21m x 1.93m) Fitted with modern grey toned laminate fronted units with contrasting woodblock work surfaces including a single drainer stainless steel sink inset into a range of six-doored base cabinets including two corner cupboards, one drawer pack and extended work surfaces, beneath which there is a built-under electric oven. Inset electric hob. Inset ceiling lighting. Ceramic tiled splash-back. Ceramic tiled floor. Radiator. Square opening to:

Utility Room: 9' 8" x 8' 8" (2.94m x 2.64m) Matching units including a single base cabinet and work surface with space beneath for two appliances and plumbing for a washing machine. Further single base unit with extended work surface and space for a tumble dryer. Ceramic tiled splash-back. Ceramic tiled floor. Part double glazed external door.

Shower Room: 9' 8" x 5' 0" (2.94m x 1.52m) Fitted three piece white suite comprising an 1100 mm shower tray with screen and "Mira" electric shower, close coupled w.c. and vanity wash hand basin. Extractor fan. Fully tiled walls. Ceramic tiled floor. Radiator.

Atrium Living/Dining Room: 20' 0" x 19' 0" (6.09m x 5.79m) Full-width bi-folding doors to both front and rear. Exposed brickwork to both walls. Inset Velux roof-lights to both front and rear pitches of the roof. Three radiators. Flagged floor. HIVE central heating control unit. Open-tread turned pine staircase leading off.

On The First Floor:

Landing: 6' 5" x 3' 7" (1.95m x 1.09m) to:

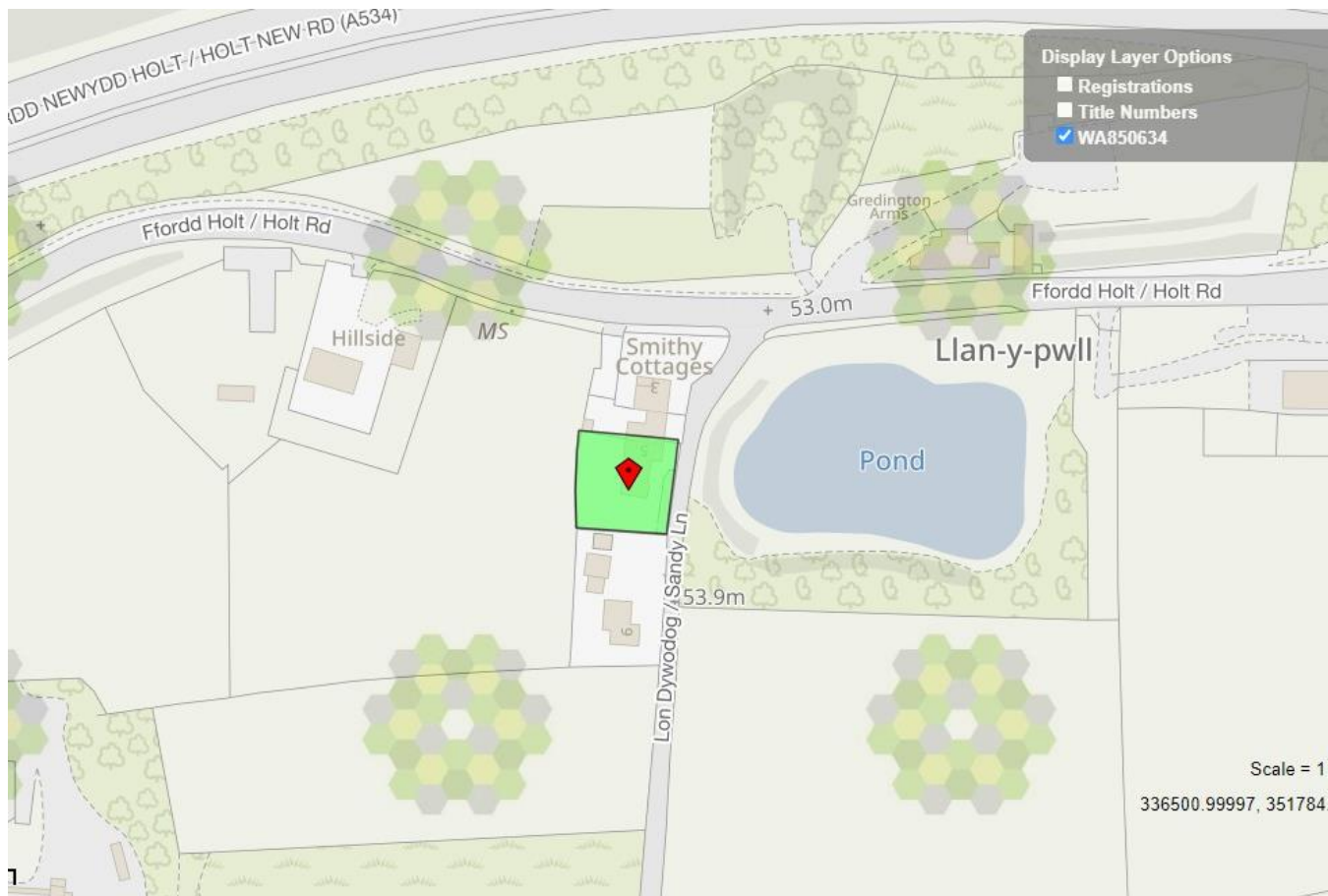
Bedroom 1: 13' 10" x 11' 3" (4.21m x 3.43m) Radiator.

Bedroom 2: 10' 0" x 6' 5" (3.05m x 1.95m) Radiator.









Tenure: Freehold. Vacant Possession on Completion.

Note: The floor and window coverings are available by negotiation.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation use the post code LL13 9SF. Leave Wrexham city centre on the Holt Road continuing to the roundabout by Wrexham Golf Club at the junction of the A5156 and the A534. Take the exit signposted Holt and continue to the next roundabout at which take the final exit signposted "Quarries". Proceed until passing The Quarry Pub on the right then turn first left into Smithy Lane, when the property will be seen on the right.

Outside: Slightly raised shrubbery front garden. Courtyard Seating Areas to both the front and the rear of the Atrium, which is walled. Sunken stone side Seating Area with southerly aspect. Gravelled frontage providing Parking for several cars and access to the Garage 21' x 10' (6.40m x 3.04m) fitted with an electric up and over door, electric light, three double power points and wall mounted "Baxi" LPG fired central heating boiler. PVCu framed double

glazed windows to side and rear. To the side of the garage there is a further parking/garden area which extends to an at present uncultivated garden area at the rear. LPG storage tank.

Services: Mains water, electricity and drainage are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the LPG fired "Baxi" combination boiler situated in the Garage.

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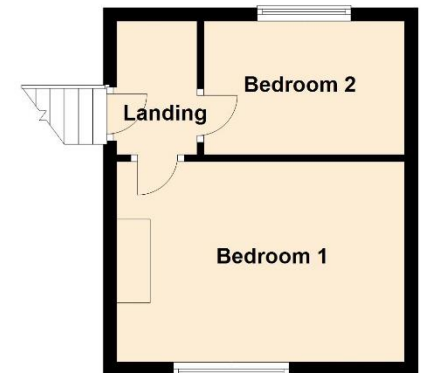
Ground Floor

Approx. 87.2 sq. metres (938.3 sq. feet)



First Floor

Approx. 21.9 sq. metres (236.1 sq. feet)



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We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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