

# BOWEN

PROPERTY SINCE 1862



Asking price £237,500

3 Bedrooms 2 Bathrooms

Woodpecker Cottage, Bronwylfa Road  
Legacy, Wrexham LL14 4HY

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### General Remarks

Standing within a highly sought after development of similar style barn conversions, "Woodpecker Cottage" is a Grade II Listed property occupying a semi-rural location within easy reach of the city centre. With woodlands to the rear, the living accommodation offers a wealth of character features including beamed ceilings, exposed wooden floorboards throughout the ground floor accommodation, and a feature wood-burner in the living room. The neutrally decorated living space briefly comprises an entrance hallway; downstairs w.c.; living room which is open plan to the kitchen/diner; landing; main bedroom with an en-suite shower room; two further double bedrooms, and a family bathroom complete with white suite. The property is offered for sale with the benefit of having NO ONWARD CHAIN. EPC Rating - 34|F. "Woodpecker Cottage" is the second on the right-hand side.



**Location:** The property occupies a semi-rural location which is accessed via a private driveway and is only a couple of miles from Wrexham City Centre. The property overlooks woodlands to the rear as well as backing onto the Pentre Bychan Brook. The nearby A483 provides dual carriageway access to Wrexham, Chester and the motorway network beyond.

## Accommodation

### On The Ground Floor:

**Entrance Hallway:** Door to the front elevation. Two wooden framed windows to the front elevation. Wooden floorboards. Wall mounted electric heater. Beamed ceiling.

**Downstairs WC:** Wooden framed window to the front elevation. Two piece suite comprising of a low level w.c. and wash hand basin. Wooden floorboards.

**Living Room:** 19' 10" x 11' 8" (6.04m x 3.55m) Wooden framed door and window to the rear elevation. Wood-burner with feature surround. Wooden floorboards. Beamed ceiling. Open plan to the Kitchen/Diner.

**Kitchen/Diner:** 18' 4" x 11' 3" (5.58m x 3.42m) Wooden framed windows to the front and rear elevations. Base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral electric oven and hob. Cooker hood. Integral fridge. Integral dishwasher. Plumbing for washing machine. Wooden floorboards. Wall mounted electric heater. Beamed ceiling. Wall tiling.

### On The First Floor:

**Landing:** Feature wooden framed window to the front elevation. Attic hatch. Airing cupboard.

**Bedroom 1:** 19' 3" x 11' 2" (5.88m x 3.40m) Wooden framed window to the rear elevation. Sky-light to the rear elevation. Wall mounted electric heater. Built-in storage.

**En-Suite Shower Room:** 6' 1" x 5' 9" (1.85m x 1.74m) Sky-light to the front elevation. Three piece white suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling.

**Bedroom 2:** 10' 4" x 10' 0" (3.15m x 3.06m) Wooden framed window to the rear elevation. Sky-light to the rear elevation. Wall mounted electric heater. Built-in storage.

**Bedroom 3:** 10' 3" x 9' 9" (3.13m x 2.96m) Wooden framed window to the rear elevation. Sky-light to the rear elevation. Wall mounted electric heater. Built-in storage.

**Bathroom:** 9' 2" x 5' 7" (2.79m x 1.70m) Wooden framed window to the front elevation. Three piece white suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Wall tiling.

**Outside:** Externally there is a fenced lawned garden to the front of the property. To the rear of the property there is a low maintenance paved Patio with the Pentre Bychan Brook running along the rear boundary, which makes for a very pleasant view. Within the development there is a Communal Parking Area and "Woodpecker Cottage" has Two Allocated Parking Spaces and access to a Communal Store.





**Services:** Mains water is connected subject to statutory regulations. There is a communal septic tank which serves all of the properties in the development and the residents share the cost of maintenance and emptying. The property is heated by way of wall mounted electric heaters.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "D".

**Directions:** Travelling south on the A483 Wrexham by-pass, take the exit signposted Rhostyllen. At the roundabout take the third exit, the B5605, and then turn immediately right onto the B5098. At the junction turn left onto Bronwylfa Road and after just under a mile the entrance driveway to the development will be observed on the left-hand side. Follow the lane past the main house and the communal parking area will be found to the right of the barns.





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1 King Street Wrexham LL11 1HF

01978 340000 | [bowen.uk.com](http://bowen.uk.com) | [wrexhamsales@bowen.uk.com](mailto:wrexhamsales@bowen.uk.com)

