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PROPERTY SINCE 1862



Offers in excess of £550,000

Yew Tree Cottage, Crabtree Green,
Wrexham LL13 0YF

🏠 4 Bedrooms 🚿 2 Bathrooms

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General Remarks

Situated in the accessible and sought-after rural community of Crabtree Green, this individual and spacious family home sits within professionally designed gardens, which extend to over a third of an acre. There is ample parking and garaging and a useful timber outbuilding. The accommodation itself provides flexible living space of 190 square metres, having four bedrooms (main en-suite) and four reception rooms plus large rear conservatory. Crabtree Green itself has a local Primary School (rated "Good" by Estyn) which is within walking distance. The property is also convenient by road to all local centres, being about a mile from the A483 dual carriageway. EPC Rating - 60|D.

Accommodation

On The Ground Floor:

Entrance Porch: 6' 7" x 3' 3" (2.01m x 1.00m)

Approached through a composite lead-lighted door. Double glazed side windows. Quarry tiled flooring. Inner double glazed window and part glazed door to:



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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.

Lounge: 21' 7" x 13' 3" (6.58m x 4.04m) Recessed "Charnwood" multi-fuel burning stove set above a stone hearth and recess to chimney breast with large oak beam lintel. Two wall-light points. Double glazed window. Radiator. Television aerial point (Freeview). Central beam to ceiling. Solid pine door. Dimmer control lighting.

Dining Room: 13' 5" x 11' 1" (4.09m x 3.37m) Solid pine door. Radiator. Double glazed window. Dimmer control lighting. Central ceiling beam. Serving hatch to Kitchen.

Snug: 16' 5" x 13' 2" (5.00m x 4.02m) Radiator. Double glazed window, French windows to rear garden. Television aerial point (Freeview). Wall-light point. Telephone point. Solid pine door.

Study: 15' 11" x 12' 8" (4.85m x 3.87m) Radiator. Double glazed window. Wall-light point. Sliding double glazed patio door to:

Conservatory: 18' 4" x 10' 6" (5.59m x 3.21m) Constructed with double glazed windows above a masonry plinth with double glazed ceiling panels above and French windows to rear garden. Tiling to floor.

Rear Hallway: 16' 6" x 4' 11" (5.04m x 1.49m) Radiator. Double glazed window. Smoke alarm.

Cloakroom: 9' 9" x 2' 9" (2.96m x 0.83m) Fitted with a two piece white suite having range of chrome finished fittings comprising a close flush w.c. and vanity wash hand basin. Pine door. Tiling to floor. Part tiling to walls. Fitted coat hooks.

Kitchen: 13' 4" x 11' 8" (4.07m x 3.56m) This custom built kitchen is extensively fitted with a range of light solid oak panel-fronted units. Composite one-and-a-half-bowl single drainer sink unit set into a range of base storage cupboards including wide drawer pack having deep pan drawers. Twin corner carousel units. Lighting in all cupboards. Fitted laminate granite-effect topped work surfaces having inset "Philips" induction hob. Fitted

"Samsung" double electric oven and grill. Integrated dishwasher. Integrated fridge/freezer. Range of matching suspended wall cupboards having concealed pelmet under-lighting. Extended laminate granite-effect topped breakfast bar to match kitchen work surfaces. Ceramic tiling to work areas. Radiator. Pine door. Multi-mode ceiling LED lighting.

Utility Room: 13' 3" x 5' 5" (4.05m x 1.66m) Fitted with a range of light oak base storage cupboards to match the Kitchen. Quarry tiled flooring. Space with plumbing for automatic washing machine. Space for tumble dryer. Three double glazed windows. Integrated refrigerator. Lead-lighted composite double glazed back door. Part glazed door to Rear Hallway.

On The First Floor:

Landing: 23' 3" x 3' 11" (7.09m x 1.19m) Smoke alarm. Airing cupboard with pine door containing high flow hot water cylinder. Double glazed window.

Bedroom 1: 13' 6" x 11' 11" (4.11m x 3.64m) Double glazed window. Radiator. Range of five-doored fitted wardrobes containing hanging rails and fitting shelving with a range of blanket cupboards above. Solid pine door. Dimmer control lighting.

En-Suite Shower Room: 8' 11" x 5' 3" (2.71m x 1.61m) Fitted with a modern high specification three piece suite comprising w.c., vanity bowl wash basin and over-sized shower tray with glazed fitted screen and mains powered thermostatic shower above. Chrome finished fittings including heated towel rail which has integral auxiliary electric heating for the summer months. Multi-mode ceiling LED lighting. Double glazed port-hole window. Marble effect tiling to walls.









Bedroom 2: 13' 3" x 13' 0" (4.05m x 3.95m) Dual aspect double glazed windows. Fitted deep storage cupboards to eaves. Smoke alarm. Solid pine door. Dimmer control lighting.

Bedroom 3: 11' 0" x 9' 4" (3.36m x 2.85m) Radiator. Double glazed window. Solid pine door. Dimmer control lighting. Loft access-point.

Bedroom 4: 13' 1" x 9' 5" (4.00m x 2.88m) Two radiators. Two double glazed windows. Smoke alarm. Solid pine door. Dimmer control lighting.

Bathroom: 8' 11" x 8' 5" (2.73m x 2.56m) Fitted with a three piece suite comprising a close flush w.c., pedestal wash hand basin and panelled bath having mains powered thermostatic shower above. Range of brass finished fittings. Laminate wood-effect flooring. Half tiling to walls with full tiling to shower area. Double glazed window.

Outside: The property is approached off the highway by a wide concrete stone imprint-effect driveway via a five-bar gate, which leads to the Double Garage 5.16m x 5.53m having electric up and over door, glazed

UPVC window and composite security side door. Eaves storage with loft ladder access. Light and power. There is a secondary Indian Stone paved driveway behind another set of wooden gates large enough for a further vehicle and space in front of the property to accommodate a further 3-4 visitor cars if needed. There is a pedestrian gate to the far side of the property accessed via a wrought-iron gate which provides access for moving bins and recycling boxes to the road. The present garden layout was professionally designed in 2002 by the Welsh College of Horticulture. There are a number of timber structures in the garden which include three Pergola arches and a wooden Gazebo. The garden borders have mature shrubs and are barked for ease of maintenance. There are specimen trees on the boundaries. There is an extensive Indian Stone Patio Area and pathway surrounding the property to level lawns that are bordered by specimen planting. The boundaries are well defined and there are land drains around the property. The Summerhouse/Home Office (built locally by Regency Timber Buildings of Penley) measures 5.93m x 3.49m and has glazed windows and a double access-door to the front. It is insulated and has light and power via a circuit-breaker. Within the grounds there are timber Store Sheds together with a Greenhouse and useful brick built and clay tiled Implement Store together with an adjoining purpose built Log Store. There are several PIR controlled LED lights around the house, garage and outbuildings as well as a large floodlight which illuminates a large part of the garden if required. Yew Tree Cottage enjoys the benefit of a restrictive covenant which prevents any development on the adjoining pasture and restricts its use to pastureland to enhance the quiet enjoyment of this property.

Services: Mains water and electricity are connected to the property subject to statutory regulations. Smart electric meter. Unmetered water supply.

The central heating is a sealed system radiator and hot water system effected by a modern exterior mounted oil fired boiler fitted in 2018 which is supplied by an equally modern double bunded oil tank. The system is controlled by a wireless thermostat. The drainage is to an aerobic sewage treatment plant system fitted in 2020 which discharges clean water into nearby water courses under a discharge licence from Natural Resources Wales. It is fully compliant with the latest NRW requirements. BT phone to property with splitter. Whilst there is BT fibre optic in the lane, the property presently enjoys a guaranteed 40Mb/s broadband service provided by Airband via a radio receiver. The VOIP phone service is provided by Voxi and includes unlimited free calls to all national and mobile phones (premium lines excluded) and can be extended to free international calls.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

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

Directions: For satellite navigation purposes use the post code LL13 0YG ("Yew Tree Cottage" is opposite). Leave Wrexham on the A483 dual carriageway in the direction of Oswestry, leaving at the junction signposted "The Plassey" and Bangor on Dee. Turn left at the junction. Continue for approximately one mile or so before entering the 30 mph speed restriction signs of Eyton village. At Eyton crossroads turn right and continue past the Church, taking the first turning right. "Yew Tree Cottage" will be approached on the right-hand side.

Ground Floor
Approx. 134.6 sq. metres (1448.9 sq. feet)



First Floor
Approx. 83.3 sq. metres (897.0 sq. feet)



