

BOWEN

PROPERTY SINCE 1862



Asking Price £200,000

1 White Lion Cottages, New Brighton,
Minera, Wrexham LL11 3DT

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

A traditional three bedroom semi-detached stone cottage situated in the semi-rural village of New Brighton, Minera. Located just a short drive from the amenities in the village of Coedpoeth and just a short distance from the Esclusham Mountain with its outstanding scenery and countryside walks. In brief there is a lounge, kitchen/dining room, three bedrooms and a family bathroom together with off-road parking and gardens to front and rear. Viewing is recommended.

Accommodation

On The Ground Floor:

Porch: 6' 2" x 3' 0" (1.89m x 0.91m) Quarry tiled flooring. Two single glazed timber framed windows. Part glazed solid timber entrance door. Ceiling light fitting. Part glazed door leading to:

Inner Hallway: Fitted carpet. Radiator. Ceiling light fitting. Power points.

Lounge: 13' 3" x 11' 9" (4.03m x 3.58m) Fitted carpet. Double glazed timber framed window to front elevation. Radiator. Power points. Ceiling light fitting. "Nest" wall mounted digital control for central heating system.

Kitchen / Dining Room: 14' 6" x 13' 4" (4.41m x 4.06m) Comprising a range of cream wall and base units with a complementary laminate work-top surface and tiled splash-back. Radiator. Floor mounted "Worcester Greenstar Camray" oil condensing boiler. Double glazed timber framed window to the rear elevation. Tiled flooring. Single drainer stainless steel sink unit with draining-board. Four-ring "Gorenje" electric hob with an extractor hood over. Eye-level integrated "Hotpoint" electric fan oven. Space for dining table. Space for tall fridge freezer. Radiator. Power points. Part glazed solid timber door to rear. Wall mounted cupboard housing the electric meter and consumer unit. Plumbing and space for a washing machine. Ceiling light fitting. Cupboard under the stairs with space for tumble dryer.



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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.

On The First Floor:

Landing: Fitted carpet. Power points. Ceiling light fitting. Ceiling loft hatch. Airing cupboard housing the hot water tank.

Bedroom 1: 11' 7" x 8' 3" (3.54m x 2.52m) Fitted carpet. Double glazed timber framed window to front elevation. Power points. Ceiling light fitting. Radiator.

Bedroom 2: 9' 10" x 8' 6" (2.99m x 2.60m) Fitted carpet. Radiator. Double glazed timber framed window to rear elevation. Ceiling light fitting. Power points. Large built-in storage cupboard.

Bedroom 3: 8' 11" x 6' 3" (2.71m x 1.90m) Fitted carpet. Radiator. Power points. Ceiling light fitting. Double glazed timber framed window to front elevation.

Bathroom: 6' 11" x 6' 2" (2.11m x 1.89m) Comprising a three piece white suite to include low level w.c., pedestal wash hand basin and tiled panelled bath with chrome fitted taps and a "Triton Jade 3" electric shower unit over. Fully tiled walls. Tiled flooring. Ceiling light fitting. Frosted double glazed window to rear elevation. Chrome heated towel rail.





Outside: To the front of the property (across the highway) is Off-Road Parking for two vehicles, behind which there is a lawned garden. To the rear of the property there is a paved area with access to the oil tank and steps lead through the steep garden with fenced boundaries.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester Greenstar Camray" oil-fired central heating boiler located in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 52|E.

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

Directions: For satellite navigation use the post code LL11 3DT. Leave Wrexham on the A525 Ruthin Road. Continue for approximately three miles through the village of Coedpoeth until eventually turning left onto Minera Hall Road by The Five Crosses Public House & Jordan's Garage. Continue for one mile until reaching the turning for Worlds End. Take the second right towards New Brighton whereby the property will be seen on the right-hand side.



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