



Bryn Cottage, Old Road, Minera
Wrexham, LL11 3YS

**Bowen Son
and Watson**

Bryn Cottage, Old Road, Minera, Wrexham, LL11 3YS

Viewing is recommended of this extended three bedroom detached family residence situated in a rural location with exceptional views beyond. The accommodation briefly comprises entrance porch, hallway, lounge, sitting room, dining room, kitchen, utility, downstairs cloakroom and a pleasant sunroom. On the first floor there are three double bedrooms together with a family bathroom. Outside the property has well established gardens, ample parking and a 26'4 garage. The property benefits from the majority of triple glazed windows.

Porch Entrance

Teak panelled entrance door. Triple glazed window. Telephone point. Glazed and panelled door to:

Entrance Hall

Staircase rising to the first floor and doors leading to the living accommodation.

Lounge

4.55m x 4.34m (14'11 x 14'3)

With two triple glazed windows to the rear elevation. Electric storage heater. Coved ceiling. Telephone point. Double opening glazed panelled doors to:

Dining Room

3.58m x 4.55m (11'9 x 14'11)

With triple glazed window to the front elevation. Electric storage heater.

Sitting Room

3.68m x 4.47m (12'1 x 14'8)

With triple glazed windows to the front elevation. Electric storage heater. Feature fireplace. Telephone point. Under stairs storage.

Kitchen

4.24m x 3.35m (13'11 x 11'0)

Fitted with a range of base units having single drainer sink unit with mixer tap attachment set into the working surface. Space for cooker with extractor cooker hood above. Space with plumbing for a dishwasher. Built in cupboard with shelving and storage. Triple glazed window to the rear elevation. Electric storage heater.

Inner Hallway

Tiled floor access to the rear garden and the:

Utility Area

2.74m x 2.79m (9'0 x 9'2)

With base unit having stainless steel sink unit. Space with plumbing for washing machine. Space for fridge/freezer. Tiled floor. Access to the garage.

Cloakroom

Fitted with low level WC. Wash hand basin. Single glazed window. Tiled floor.

Sun Room





Pleasant room with double glazed windows and door.

First Floor

With built in airing cupboard. Access to the loft room. Electric storage heater.

Bedroom No 1

4.47m x 4.11m (14'8 x 13'6)

With triple glazed windows to the rear elevation with spectacular views. Fitted with a range of wardrobes with storage and hanging. Chest of drawers and dressing unit. Electric storage heater.

Bedroom No 2

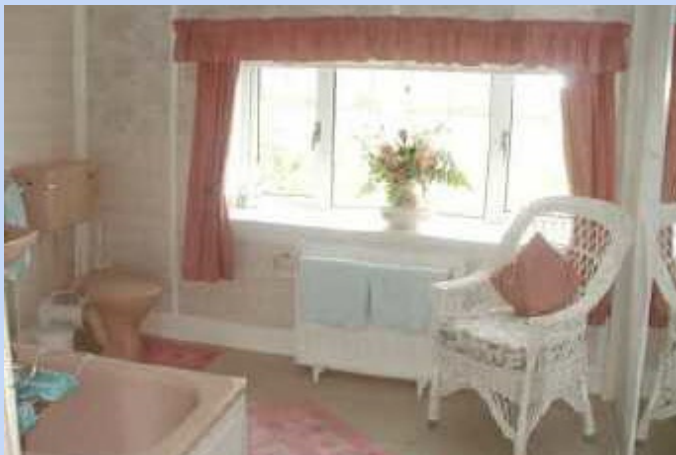
4.65m x 3.71m maximum (15'3 x 12'2 maximum)

With triple glazed window to the front elevation. Two built in cupboards. Electric storage heater.

Bedroom No 3

4.52m x 3.68m (14'10 x 12'1)

With triple glazed window to the front elevation. Built in cupboard. Electric storage heater.



Family Bathroom

3.20m x 2.95m (10'6 x 9'8)

Fitted with a low level WC. Pedestal wash hand basin. Panelled bath. Shower cubicle. Built in storage cupboard with sliding door. Part tiled walls. Double glazed window. Electric heater. Shaving point.

Outside

With a sweeping driveway to the front and well established lawned gardens to both sides with a

variety of flowers, shrubs, trees, bushes and conifers. Gravelled parking area providing parking for several vehicles. Side gate leading to the rear garden with variety of shrubs, plants, fruit trees, vegetable plot, two storage sheds, sun house having electricity point and telephone point. Hedge screening.

Garage

8.03m x 4.50m (26'4 x 14'9)

With electronically remote controlled door.

Window to the rear. Light and power points.

The property is fully alarmed with a security lighting system.

Views

With stunning views from both the front and the rear of the property.

Aerial View



AGENTS NOTE: Viewing strictly by arrangement with the Agents through their Wrexham Office. 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 carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavour to make our sale details accurate and reliable if there is any point, which is of particular importance to you, please, contact our Wrexham Office who registered the property and we will be pleased to confirm the position for you.



Offices also at Oswestry, Ellesmere,
Chirk and Llangollen

View all our properties
on www.bowensonandwatson.co.uk



Wrexham Office
Tel: 01978 340000

1 King Street Wrexham LL11 1HF
wrexham@bowensonandwatson.co.uk
www.bowensonandwatson.co.uk

**Bowen Son
and Watson**