

# Town & Country

Estate & Letting Agents

Allt-Y-Pentref, Gwynfryn

£500,000



TOWN AND COUNTRY ARE PROUD TO PRESENT THIS: Beautifully presented four bedroom detached stone character cottage set in an acre of grounds in a quiet rural village & dating back 150 years. The property comprises; front entrance, side entrance porch, lounge, family room, open plan kitchen/diner, utility room & shower room on the ground floor, with four bedrooms & bathroom on the first floor. Externally are extensive chemical free lawns with a variety of features including fruit trees, vegetable area, extensive parking facilities

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### Front Entrance/Study

13'3 x 8'3(4.04m x 2.51m)

Door to front entrance into study. Quarry tiled flooring. Window to front. Window to side with shutters. Radiator.



### Family Room/Play Room

15'9 x 8'9(4.80m x 2.67m)

Cupboard housing oil fire boiler. Tiled flooring. Loft access with ladder - fully boarded and insulated. Window to side. Window to rear. Radiator.



### Open Plan Kitchen/Diner

29'7 x 16'7(9.02m x 5.05m)

Fitted with a range of wall, base and drawer units with granite work surfaces. Electric aga. Four ring LPG hob and oven. Splashback tiling. Integrated dishwasher. Space for fridge-freezer.

Opens to dining area/sitting area. Ideal family hub. Stone fireplace. Wood burning stove. Exposed beams to ceiling. Window to front x2. Window to rear with shutters. Radiator.

### Side Entrance

Door to side entrance porch. Separate door into hallway. Stairs to first floor. Tiled flooring. Doorway to sitting room.



### Lounge

12'9 x 11'6(3.89m x 3.51m)

Wood burner set in stone fireplace. Beautiful original mosaic tiled flooring. Window to front. Window to side with shutters. Radiator.





**Kitchen Area Opening to Kitchen Garden**



**Front Area of Kitchen/Diner**



**Aga**



**Utility Room**

**7'9 x 4'2 (2.36m x 1.27m)**

Range of wall, base and drawer units. Ceramic sink and drainer. Space for white goods. Window to rear.

**Shower Room**

Low level W/C. Wash hand basin. Shower cubicle with electric shower attachment. Fully tiled walls. Window to rear.



**Landing**

Loft access. Doors off to:

**Bedroom One**

**12'8 x 5'8 (3.86m x 1.73m)**

Oak flooring. Window to front. Radiator.



**Bedroom Two**

**13'10 x 11'9(4.22m x 3.58m)**

Built-in storage cupboard and overhead storage. Loft access. Oak flooring. Window to front with wonderful views. Radiator.



**Bedroom Four**

**14'3 x 11'2(4.34m x 3.40m)**

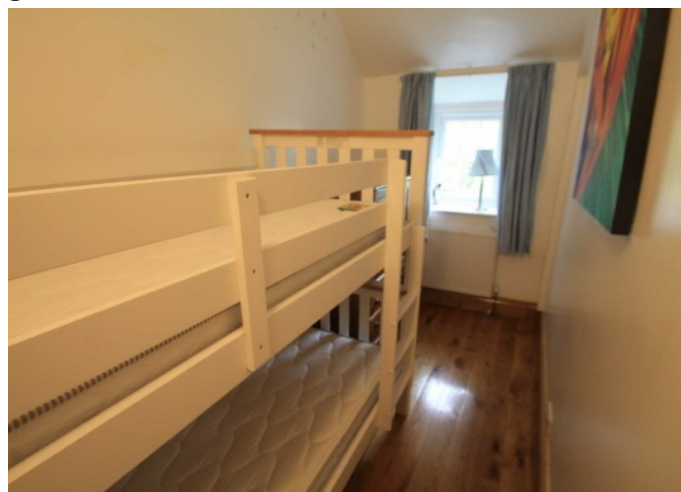
Linen cupboard. Oak flooring. Window to front with great views. Radiator.



**Bedroom Three**

**11'10 x 12'8(3.61m x 3.86m)**

Built-in airing cupboard. Oak flooring. Window to rear. Window to side.



**Bathroom**

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with shower attachment over. Shower cubicle with mains shower. Fully tiled walls. Heated towel rail. Storage alcove.





### Garage

Oversized garage. Water and electricity. Storage above.

### Garden Room

Adjacent to garage. Reclaimed stone rear wall. Wood burner. Electric panel heater. Stunning views to Minera mountain.



### Outside

Extensive parking facilities to both sides. Fruit trees with well stocked chemical free gardens. Tiered garden area to rear. Well stocked. Brick-built cabin/office with power, Internet and light. Ideal for working from home. Small paddock ideal for goats or other small animals. Driveway linking to Ffordd Bryn Madoc. Picturesque views free of light pollution.

Side elevation - Vegetable area. Shed. Separate side access via farmhouse style gates.

The Vendor informs us there is lapsed planning permission for one house granted in 2008.



### Additional Photo



### Additional Photo



### Additional Photo





**Additional Photo**



**Additional Photo**



**Additional Photo**



### **Viewings**

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

### **To Make an Offer**

If you would like to make an offer please contact the Office and one of the Team will assist you further.

### **Services**

The agents have not tested any of the appliances listed in the particulars.

### **Mortgage Advice**

Town and Country Property Services can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### **Hours of Business**

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

Sunday - CLOSED

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.