

Town & Country

Estate & Letting Agents

Graig Wen Road, Wrexham

No Onward Chain £190,000



This delightful stone cottage is approached along an adopted road where golden gravel Off-road parking is provided with steps down to the cottages secluded position. The property itself benefits from gas central heating and is predominantly UPVC double glazed and has internal accommodation which in brief comprises a living room, dining room, kitchen with utility space and a downstairs bathroom. The first floor offers four spacious bedrooms. This property is available with the benefits of no onward chain .

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Externally

The property features a spacious and beautifully landscaped front garden with a lush lawn, abundant shrubbery, and a paved patio section. A combination of gravel and paved pathways traverse the garden, creating an inviting atmosphere and guiding the way to the front entrance. Adjacent to the property's side, there is a timber storage shed and a dedicated wood storage area, providing convenient space for outdoor equipment and supplies.

Porch

The entrance to the property is via a glazed, wooden front door that leads to a compact porch area. Within the porch, there is a wooden panel and a door adorned with decorative glass inserts, which opens to the main entrance hall of the property.

Entrance Hall

The entrance hall features a staircase that ascends to the first-floor living spaces. To the right of the hall, there is a timber panel door that grants access to the dining room. On the left side, there is an open passage that leads to the living room, creating a three-way intersection within the hall.



Dining Room

13'4" x 8'9"

The dining room is characterized by a prominent fireplace that serves as a focal point within the space. Additionally, the room is equipped with a radiator to provide warmth and comfort. A window positioned towards the front of the property's exterior elevation allows natural light to illuminate the room.



Living Room

13'4" x 10'3"

The living room showcases timber laminate flooring, offering both a stylish and durable aesthetic. A window on the front side of the property permits natural light to filter into the room, complemented by a radiator for optimal comfort. There's also a convenient storage area situated beneath the stairs. Notably, the room boasts a cast-iron log burner that adds both visual appeal and functionality, with the burner placed atop a ceramic tile base. The burner is framed by a timber-effect mantle, enhancing the room's overall ambience.



Kitchen

13'4" x 9 feet to inches

The kitchen is outfitted with a collection of sleek gloss-finished base units, accentuated by stainless steel handles that add a modern touch. The ample work surface accommodates a stainless steel single drainer sink unit. The kitchen also boasts a built-in stainless steel oven and hob for culinary needs. A designated area with appropriate space and plumbing is available for a washing machine. The room is kept comfortably heated by a radiator. The floor is adorned with ceramic tiles, and a portion of the walls is adorned with partial tiling. A window situated toward the front of the property provides exterior views and natural light. Within the kitchen, a built-in cupboard houses the Worcester gas combination boiler, efficiently managing the property's heating and hot water needs. Furthermore, the kitchen's layout includes a door that opens to a utility room, enhancing the functional aspects of the space.

Utility Room

The utility room, although currently awaiting conversion, has the potential to become a useful space. Presently, it contains a Belfast sink unit equipped with a water supply fixture above it. Additionally, there's an access door located at the rear of the room, providing a convenient entry point. With appropriate renovation, this area could serve various practical purposes and enhance the overall functionality of the property.

First floor landing

The first-floor landing is equipped with a radiator that ensures a comfortable temperature. A window on the rear side of the property allows natural light to enter the space, brightening up the area. From the landing, there are doors that lead to all four bedrooms, providing easy access to the sleeping quarters from this central point.



Bedroom One

14'8" x 11'10" max

Bedroom one features a window that overlooks the front exterior of the property, allowing natural light to fill the room. A radiator is present to maintain a cosy atmosphere, and the room also includes a shelf cupboard for convenient storage.



Bedroom Two

13'4" x 8'9"

Bedroom two is equipped with fitted shelves, providing practical storage and display options. A radiator ensures a comfortable temperature within the room. The window, positioned to face the front of the property, offers views of the surroundings and brings in natural light.



Bedroom Three

10'1" x 9'8"

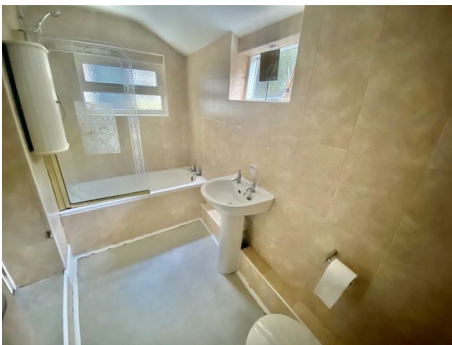
Bedroom three is furnished with a window that overlooks the front exterior of the property, inviting daylight into the room. A radiator is in place to maintain a pleasant temperature. The bedroom also includes a built-in cupboard, which itself features a radiator and another window facing the front elevation. This combination of features enhances both the functionality and comfort of the room.



Bedroom Four

4'10" x 11'4"

Bedroom four is illuminated by windows that provide views of the front exterior of the property, ensuring a bright and inviting ambiance. A radiator is installed to regulate the room's temperature, ensuring comfort for its occupants.



Bathroom

The bathroom is fitted with a practical three-piece suite.

This includes a panel bath complete with an electric shower and protective screen, ensuring a convenient and functional bathing experience. A low-level WC and a pedestal wash hand basin further complement the suite. The walls are adorned with tiles, adding a touch of style to the space. A radiator is thoughtfully placed to maintain a comfortable temperature. An opaque window on the front elevation allows natural light to filter in, while an extractor helps maintain optimal air quality within the room.



Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services (Wrexham)

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

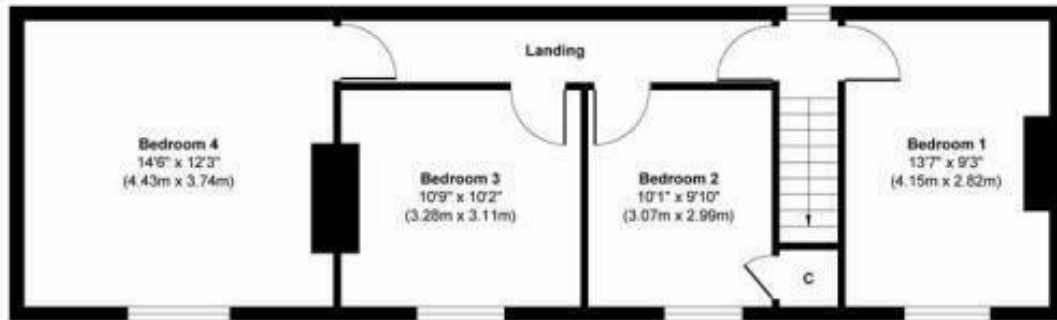
Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

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.

FP - LL11 6AF - VV462379



First Floor
Approximate Floor Area
591 sq. ft
(54.95 sq. m)



Ground Floor
Approximate Floor Area
480 sq. ft
(44.65 sq. m)

Approx. Gross Internal Floor Area 1071 sq. ft / 99.60 sq. m

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 43 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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