



BOWEN

PROPERTY SINCE 1862

Asking Price £199,950

🏠 2 Bedrooms 🚿 1 Bathroom

43 Tattersall Stables, Wynnstay Hall Estate,
Ruabon, Wrexham LL14 6LB

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General Remarks

Located within the Grade II Listed Tattersall Stables at The Wynnstay Hall Estate is this immaculately presented two bedroom apartment with feature mezzanine on the first floor. The property is set within the Grade I Listed Wynnstay Estate which has 27 acres of shared grounds laid out by Capability Brown in 1777. Enjoying countryside views and characterful features throughout the apartment, an internal viewing is highly recommended. Two allocated car parking spaces.

Accommodation

On The Ground Floor:

Entrance Hallway: Quarry tiled flooring. Laminate flooring through the Hallway itself. Radiator. Power points. Double glazed timber sash window. Ceiling light fitting. Electric consumer unit. Telephone point. Power points. Ceiling smoke alarm. Ceiling light fitting. Exposed beams. Storage cupboard with lighting. Thermostat control for the gas central heating boiler.



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1 King Street Wrexham LL11 1HF

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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 / Dining Room: 25' 11" x 9' 10" (7.89m x 2.99m) Fitted carpet. Single glazed timber framed sash windows. Staircase leading to First Floor. Four wall-light fittings. Radiator. Power points. Television aerial point. Range of exposed beams and trusses.

Kitchen: 12' 0" x 7' 0" (3.65m x 2.13m) and 9' 8" (2.94m). Comprising a range of cream shaker-style wall and base units with a solid wooden work-top surface and a tiled splash-back. Vinyl flooring. Plumbing for washing machine. Plumbing for dishwasher. Power points. Under-counter lighting. One-and-a-half-bowl stainless steel sink unit with draining-board. Space for a tall fridge freezer. Five-ring gas hob and "SMEG" oven beneath with a stainless steel splash-back and cooker hood above. Radiator. Double glazed timber framed sash window. Ceiling light fitting. Exposed beams. Far reaching views over open countryside.

On The First Floor:

Mezzanine: 20' 3" x 10' 10" (6.17m x 3.30m) Is currently used as an additional Sitting Room. Two Velux windows with fitted blinds. Two radiators. Glass balustrade over-looking the Lounge. Fitted carpet. Exposed beams and trusses. Two ceiling light fittings. Wall-light fitting. Power points. Television aerial point. Storage into the eaves.

Store Cupboard: Access to spacious and large storage area with lighting. Housing the "Worcester" gas central heating boiler.

Bedroom 1: 14' 9" x 10' 6" (4.49m x 3.20m) Fitted carpet. Ceiling light fitting. Radiator. Exposed beams. Power points. Television aerial point.

Double glazed timber framed sash window. View over courtyard.

Bedroom 2: 11' 1" x 9' 0" (3.38m x 2.74m) Fitted carpet. Radiator. Ceiling light fitting. Power points. Single glazed timber framed sash window. Exposed beams.

Bathroom: 7' 0" x 6' 0" (2.13m x 1.83m) Comprising a white bathroom suite to include low level w.c., wash hand basin set into a white vanity unit and panelled bath with chrome taps and a dual-head thermostatic shower bar over. Heated towel rail. Spot-lights. Extractor fan. Exposed beams. Part tiled walls with mosaic tiled border. Vinyl flooring.

Outside: Externally there is a shared Courtyard which has designated Seating and a range of plants and shrubs. Outside storage unit housing gas/electric meter with lighting and power. Two designated Car Parking Spaces. Access to the shared grounds of the Wynnstay Hall Estate.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" gas-fired boiler situated in the storage area located off the Mezzanine.









Directions: For satellite navigation use the post code LL14 6LB. From Wrexham proceed south on the A483 until eventually taking exit 1 signposted Whitchurch and Llangollen. At the exit slip-road turn left and at the T junction turn right towards Overton. At the brow of the hill turn right between the two gatehouses onto the tree-lined drive. Proceed until reaching the visitor car parking area to the right of the main entrance. Park here to be met by the viewing representative.

Tenure: Leasehold. Vacant Possession on Completion. Lease is 900 years from the 1st of January 2000. Service Charges for the Wynnstay (2024-2025) £2041.12 (can be paid on monthly basis). Tattersall Stables Service (2024-2025) £1185.18 (can be paid on monthly basis). Tattersall Stables Building Insurance (2024-2025) £578.48 (payable in one lump sum annually).

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 67|D.

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

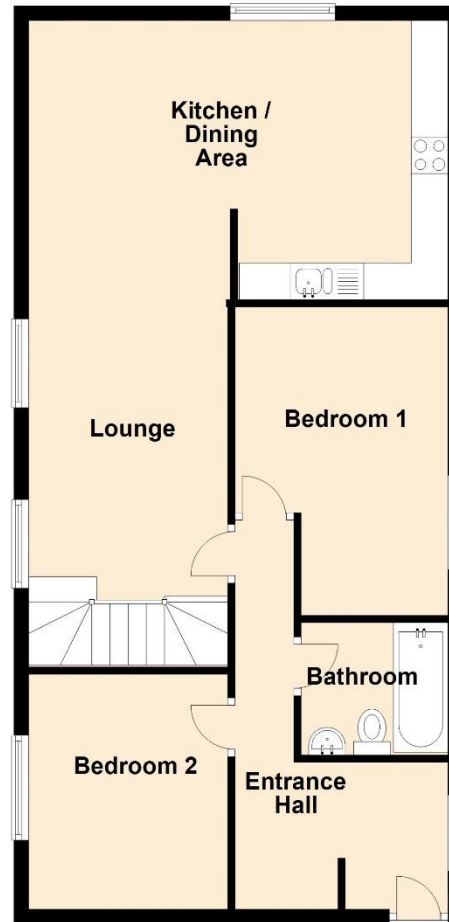
Note: The vendor of the property is a Member of Staff at Bowen.

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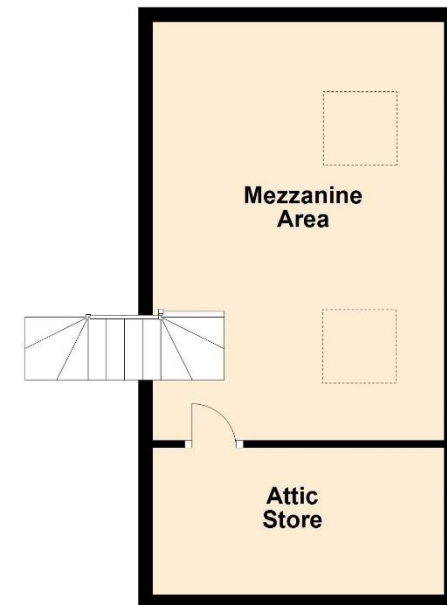
Ground Floor

Approx. 69.1 sq. metres (743.6 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.7 sq. feet)



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