



1 Church Cottages, Pen-y-Lan, Wrexham

Offers in the Region of **£465,000**



Bedrooms: 3

Bathrooms: 1

Receptions: 1

Discover this charming three-bedroom semi-detached family home, built in 1895, offering rural views and a delightful blend of character and modern comforts, all set within enclosed, well-maintained gardens.

Step through the characterful **Entrance Porch** (2.4m x 2.41m) with its tiled floor, leading into the welcoming **Entrance Hall**, which features fitted carpet and a radiator. The heart of this home is the recently replaced **Kitchen/Breakfast Room** (3.64m x 6.41m), installed just five months ago. It boasts a range of eye and base units, front and side aspect windows, a sink with a mixer tap, an integral dishwasher, LPG oven and grill, a radiator with thermostatic valve, tiled floor, beamed ceiling, and a practical breakfast bar. A back door provides convenient access to the rear garden.

The outstanding dual-aspect **Reception Room** (6.66m x 3.69m) serves as an inviting lounge/diner. With front and rear windows, stripped wooden flooring, a radiator, and a cosy log burner set in a fireplace, this space is perfect for relaxation and entertaining. Completing the ground floor is a practical **Utility Room** (1.63m x 1.16m) with rear aspect windows and tiled floor, leading to a convenient **Guest Cloakroom** featuring a low-level WC and a corner hand wash basin. The ground floor also offers a main **Bathroom** (2.59m x 1.85m), equipped with rear aspect windows, a charming claw-foot roll-top bath, tiled floor, a radiator with thermostatic valve, and a hand wash basin.

Ascending the fitted carpeted **Stairs and Landing**, which benefits from unique window detailing, a storage cupboard, and a loft hatch to the main insulated loft space with lights, you'll find the three bedrooms. The tranquil **Principal Bedroom** (3.71m x 3.8m) offers front aspect windows with pleasant views over the garden and nearby church, fitted carpet, and a radiator. This room benefits from a private **Ensuite** (1.05m x 2.28m) with a low-level WC, hand wash basin, and a shower with an extractor fan. **Bedroom 2** (3.26m x 2.64m) features rear aspect windows, a radiator with a thermostatic valve, wooden floor, built-in wardrobes, and a decorative cast iron fireplace. **Bedroom 3** (3.09m x 2.39m) provides rear and side aspect windows, a radiator with a thermostatic valve, and fitted carpet.

Externally, the property boasts a well-proportioned front garden with a gated entrance, a gravel driveway offering secure private parking for several vehicles, a lawn, a pond, and attractive hedge borders. This space also includes two wooden sheds and two summer houses, offering versatile options. The rear garden features a low-maintenance patio and borders, ideal for outdoor enjoyment. The property benefits from LPG and oil heating, and mains electricity and water supply.

This charming home provides comfortable living with rural charm, coupled with excellent outdoor space and robust parking facilities. We encourage a viewing to fully appreciate the desirable location and comprehensive accommodation on offer.

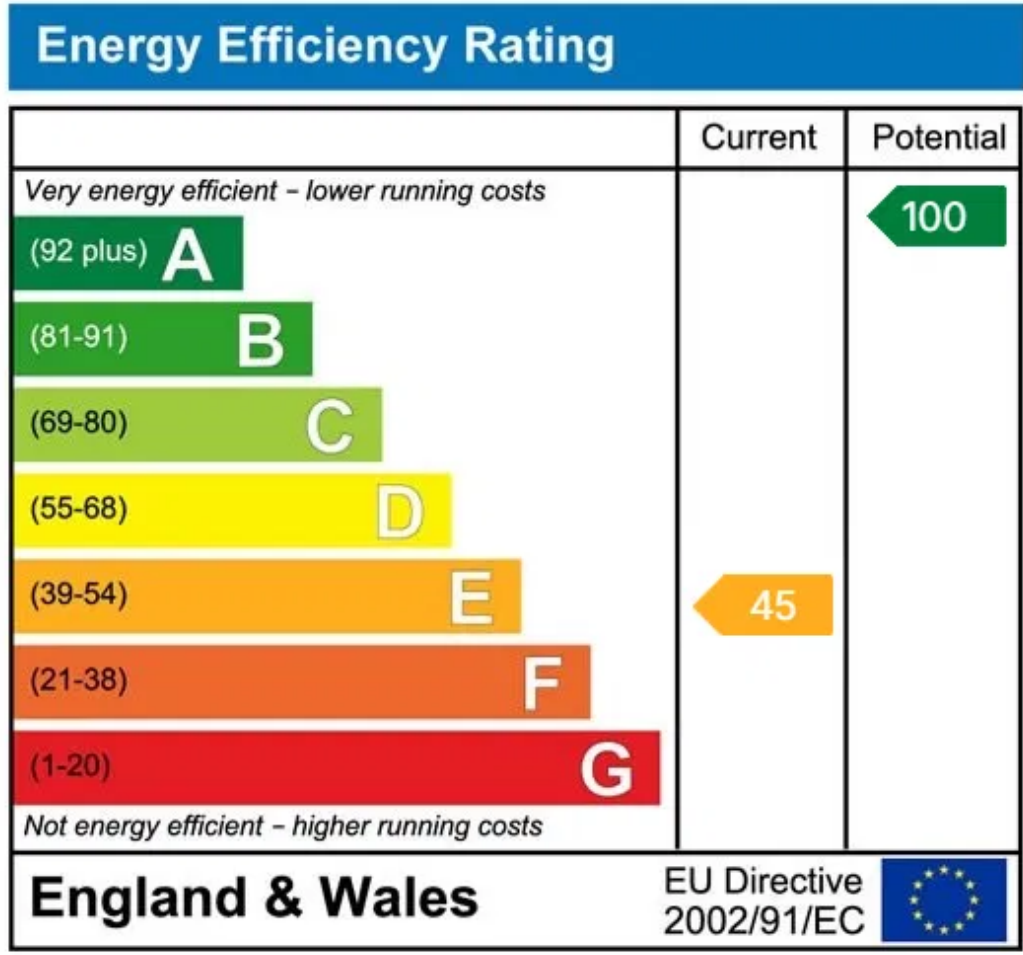




Tenure - The vendors confirm that the house is freehold. Confirmation of this should be sought by any prospective legal advisor.

Notes - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless 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.

Any prospective purchaser(s) will be contacted by 'Prudent Financial Planning Ltd' for financial qualification and 'Move Butler' for Anti-Money Laundering (AML) qualification, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.



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