

Wingetts

More than just estate agents



Newbridge Road, Wrexham, LL14 3JE

Price £245,950

A three-bedroom detached property situated in a semi-rural location near the River Dee, on the fringes of the village of Newbridge and within walking distance of Ty Mawr Country Park. Maple Tree Cottage benefits from a generous terraced rear garden enjoying far-reaching views, along with off-road parking and a garage. The accommodation briefly comprises a spacious family lounge/diner, fitted kitchen, three well-proportioned bedrooms, and a family bathroom. Energy Rating C (75)

Location

Located in the village of Newbridge which offers stunning views of the Dee Valley and the Welsh rolling hills.. The village offers a range of local shopping facilities and social amenities and a Tesco Supermarket only a short distance away. Excellent road links to the A483 By Pass provides for daily commuting to the major commercial and industrial centres of the region including Chester, Wrexham and Oswestry. The neighbouring village of Ruabon has the benefit of a Train Station and a public transport bus service operates within the area. There are both primary and secondary schools within a short distance.

Accommodation

UPVC entrance doors opens into:-

Entrance Hall

UPVC double glazed window to side, tiled floor, radiator, stairs rising to the first floor and doors off to:-

Ground Floor W.C

W.C, wash hand basin, tiled floor and extractor fan.

Lounge

Offering an excellent degree of natural light through a UPVC double glazed bay window to the front and an additional window to the side, two radiators.

Kitchen

Fitted range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap, electric hob with oven below, plumbing for washing machine, space for slimline dishwasher, space for fridge freezer, "Vokera" wall mounted gas boiler, extractor to wall, mains electric board.

On The First Floor

Stairs rise from the hallway to the first floor landing with useful airing cupboard, external door to decked patio and doors off to all rooms.

Bedroom One

UPVC double glazed window to front offering views over the countryside, radiator and useful store.

Bedroom Two

UPVC double glazed window to front, radiator, loft hatch to roof space.

Bedroom Three

Good sized third bedroom, currently used as home office, UPVC double glazed window to rear, radiator.

Bathroom

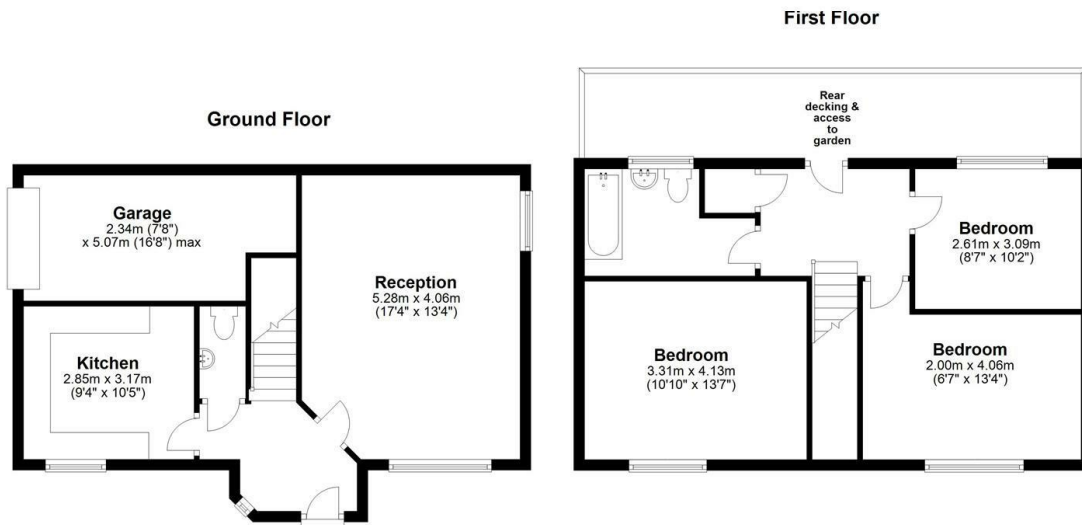
Bath with mains shower over, w.c, wash hand basin, extractor, double glazed window to rear, heated towel rail.

Outside

A driveway to the side provides off-road parking and leads to the garage with double entry doors, having power and lighting laid on. To the opposite side, timber steps rise to a decked seating area adjoining the first floor of the property. Further stone steps lead up to the garden, which enjoys far-reaching views and offers excellent potential for further enhancement, subject to a purchaser's individual requirements.



Floor Plan



Total area: approx. 100.4 sq. metres (1080.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate.
 Not to Scale. www.propertyphotographix.com.
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 Plan produced using PlanUp.

Maple Tree Cottage BB, *



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	86
England & Wales	EU Directive 2002/91/EC	

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