REID & ROBERTS

INDEPENDENT ESTATE AGENTS

Brandy Cottage Brandy

Ruabon, Wrexham, LL14 6RB

£400,000

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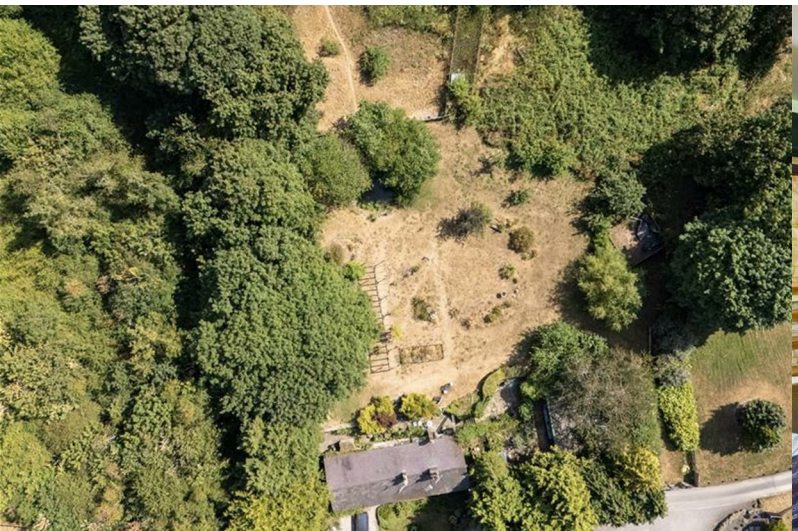

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To The Front

To the front, the property enjoys ample off-road parking together with access to the garage, a well-maintained garden laid mainly to lawn, complemented by a variety of mature shrubs and established flower beds. A pathway leads to the front entrance, while access to the rear garden is available from both sides of the property. The attractive frontage creates a welcoming first impression and enhances the property's overall kerb appeal.

Kitchen/Dining

The property is entered via the kitchen/dining area, which offers a practical layout with space for everyday family living. Fitted with a range of wall and base units, the kitchen incorporates a stainless steel sink unit together with space for freestanding appliances including a fridge/freezer and washing machine. There is an electric Hotpoint hob with extractor hood above and an integrated Indesit oven and grill.

Windows to the front, side, and rear elevations allow for plenty of natural light, while exposed wooden beams add character to the room. A useful built-in storage cupboard provides additional storage, and a barn-style door gives access to the rear garden. The dining area offers space for a family dining table and opens through to the lounge.

Living Room

A spacious reception room featuring carpeted flooring, exposed ceiling beams, and dual aspect windows to the front and rear elevations, allowing an abundance of natural light to fill the room. A charming fireplace set within an attractive alcove creates a delightful focal point, complemented by a decorative exposed brick feature wall. Further benefits include a radiator, ceiling light point, wall mounted lighting, and ample space for a variety of living furniture.

Lounge

The lounge is a comfortable reception room featuring carpeted flooring, windows to both the front and rear elevations allowing for plenty of natural light, and a feature fireplace creating an attractive focal point. Stairs rise to the first-floor accommodation, with doors providing access to the kitchen and a further reception room, offering a practical flow throughout the ground floor.

First Floor Accommodation

Stairs rise from the ground floor to the first-floor landing, which provides access to the three bedrooms and family bathroom. The landing also benefits from a useful storage cupboard.

Bedroom One

Bedroom One is a spacious double room with windows to both the front and rear elevations, allowing for plenty of natural light. The room retains character with exposed beams and also features a walk-in shower cubicle.

Bedroom Two

Bedroom Two is a well-proportioned bedroom benefiting from laminate flooring, built-in wardrobes, an additional storage cupboard, a radiator, and a window to the front elevation.

Bedroom Three

Bedroom Three offers versatile accommodation and could be utilised as a bedroom, nursery, or home office. The room benefits from fitted flooring, a built-in storage cupboard, a radiator, and a window to the front elevation.

Bathroom

The family bathroom is fitted with a three-piece suite comprising a panelled bath with mixer tap and shower attachment, low-level WC, and wall-mounted wash hand basin. Further benefits include tiled walls and flooring, a heated towel rail, and a window to the rear elevation.

Rear Gardens

A particular feature of the property is the generous gardens, which extend over a number of levels and offer an excellent amount of outdoor space. Surrounded by mature trees, shrubs, and established planting, the gardens provide a pleasant and private setting to enjoy throughout the year.

The grounds include a patio seating area, a pond, attractive flower beds, and a variety of lawned and planted areas, creating a wonderful space for outdoor dining, gardening, or simply relaxing. There is also ample space for those wishing to keep chickens or enjoy other outdoor hobbies.

The property further benefits from several useful outbuildings and storage sheds, ideal for gardening equipment, logs, or general storage. Pathways and steps lead through the gardens to additional areas of land, enhancing both the practicality and appeal of the outside space.

Overall, the gardens are a real highlight of the property, offering an abundance of outdoor space, privacy, and excellent potential for a variety of uses while enjoying a peaceful setting.

Tel: 01978 353000

Double Garage
A spacious double garage offering excellent storage and workshop potential. Benefiting from power and lighting, the garage features an operational inspection pit, making it ideal for vehicle maintenance or those with automotive interests. Offering excellent practicality and versatility.

Misrepresentation Act.
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering Regulations.
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Mortgage Advice.
Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

Services.
The agents have not tested the appliances listed in the particulars.

To Make An Offer.
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

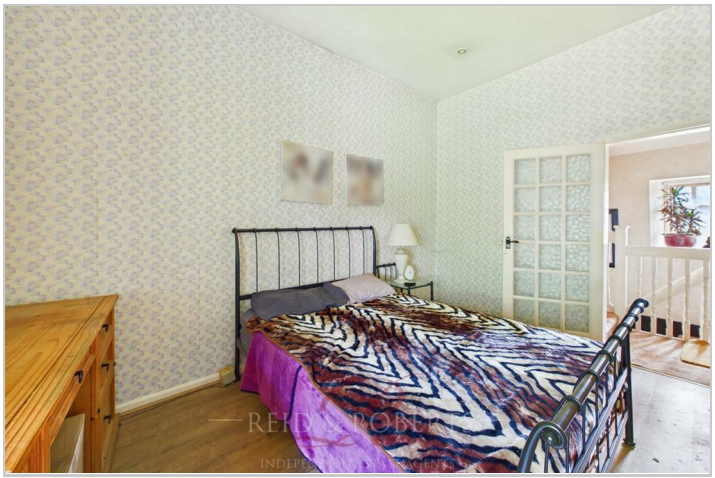
Viewing Arrangements.
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Loans.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hours Of Business.
Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

Tenure
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

DISCLAIMER.
These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.



Road Map

Hybrid Map

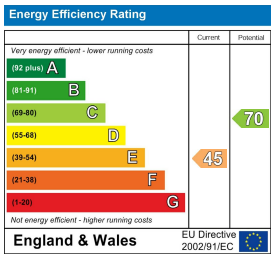
Terrain Map

Floor Plan

Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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