



## Pen Y Nant Cottage Cae Glas Lane Minera, Wrexham, LL11 3DB

A substantial 8 bedroom detached family home set behind double gates within gardens extending to approximately 0.6 acre enjoying stunning views towards the Welsh hillside and country park. Located in the semi rural village of Minera with its picturesque countryside, local pub/restaurant, Primary School and yet just a short drive to Wrexham and link roads to Mold, Chester and Shropshire, Pen y Nant Cottage has been extended by the current owners and previously used as a residential outdoor activity centre as well as a family home. The accommodation briefly comprises an entrance hall with main staircase leading to 1st floor landing, sitting room, bay window fronted dining room that adjoins the well fitted kitchen with granite work surface areas, utility and shower room. The light and airy lounge takes full advantage of the views through French doors, inner hall with 2nd staircase and access into an additional open plan kitchen/dining /lounge to suit a dependant relative. The 1st floor is divided into 2 sections with the principal bedroom, 2 further bedrooms and bathroom accessed of the main staircase and 5 further bedrooms, a shower room and washroom accessed from the 2nd staircase. Externally, the private gated drive provides parking for up to 6 cars and the extensive gardens extend mainly to the side and rear providing excellent outdoor entertaining space for both children and adults whilst having the pleasure of the views and setting. An additional benefit are the energy efficient solar panels proving an annual income and lower electric charges. Energy Rating - D (61)

Offers In Excess Of £600,000

# Pen Y Nant Cottage Cae Glas Lane

Minera, Wrexham, LL11 3DB



- A substantial 8 bedroom detached family home set behind double gates
- Entrance hall, sitting room, dining room
- Eight bedrooms, bathroom, shower room, wash room
- Energy Rating - D (61)
- Within gardens extending to approximately 0.6 acre
- Fitted kitchen, utility/rear hall, ground floor shower room
- Private gated drive provides parking for up to 6 cars
- Enjoying stunning views towards the Welsh hillside
- Lounge, kitchen/lounge/diner
- Extensive gardens extend mainly to the side and rear

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## HALLWAY

## SITTING ROOM

11'9 x 10'9 (3.58m x 3.28m )

## DINING ROOM

12'9 x 11'0 plus bay (3.89m x 3.35m plus bay )

## KITCHEN

9'0 x 7'4 (2.74m x 2.24m )

## REAR HALL/UTILITY

## GROUND FLOOR SHOWER ROOM

7'5 x 5'8 (2.26m x 1.73m )

## LOUNGE

16'6 x 12'7 (5.03m x 3.84m )

## INNER HALL

## KITCHEN/LOUNGE/DINER

19'2 x 17'7 max (5.84m x 5.36m max )

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

13'7 into bay x 12'9 (4.14m into bay x 3.89m )

## BEDROOM

11'0 x 10'5 (3.35m x 3.18m )

## BEDROOM

8'0 x 7'11 (2.44m x 2.41m )

## BATHROOM

9'11 x 7'6 (3.02m x 2.29m )

## BEDROOM

9'9 x 9'4 (2.97m x 2.84m )

## BEDROOM

8'9 x 6'3 (2.67m x 1.91m )

## BEDROOM

8'2 x 7'9 (2.49m x 2.36m )

## BEDROOM

8'6 x 8'2 (2.59m x 2.49m )

## BEDROOM

7'7 x 7'6 (2.31m x 2.29m )

## SHOWER ROOM

## WASH ROOM

## OUTSIDE

## COUNCIL TAX BAND - G



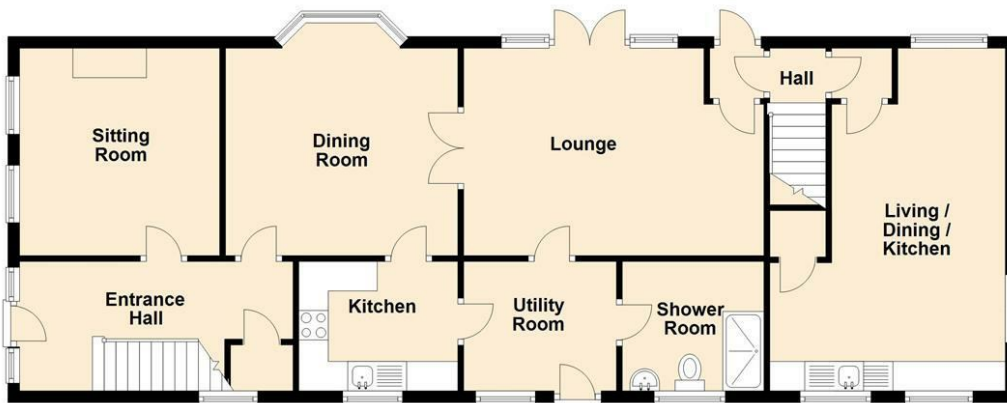
Directions



# Floor Plan

## Ground Floor

Approx. 97.8 sq. metres (1053.2 sq. feet)



## First Floor

Approx. 98.1 sq. metres (1055.4 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	