



MONOPOLY
BUY ■ SELL ■ RENT

Harwoods Lane, Wrexham LL12 0EU

£199,950

This charming two-bedroom stone cottage, built in 1646, is full of character and is located in the highly sought after village location of Rossett. The property benefits from oil-fired central heating and uPVC double glazing and is offered to the market with no onward chain. In brief, the accommodation comprises an entrance conservatory/sun room with a useful laundry cupboard, a spacious living room featuring exposed ceiling beams and an impressive Inglenook fireplace, and a contemporary gloss-fronted kitchen with integrated appliances. To the first floor, there are two bedrooms, with the principal bedroom enjoying generous proportions and a front-facing window perfectly framing the countryside views. There is also a shower room accessible from the landing. Rossett is a sought-after village situated between Wrexham and Chester, offering a blend of rural charm and excellent convenience. The area benefits from a range of local amenities including popular pubs, a village store, a pharmacy, a doctor's surgery, and well-regarded primary and secondary schools. With superb transport links via the A483, Rossett is ideally placed for commuters and those seeking a peaceful village lifestyle within easy reach of urban centres.

- TWO BEDROOM STONE COTTAGE
- SUN-ROOM AND LAUNDRY ROOM
- LOUNGE/DINING AREA WITH CHARACTER FEATURES
- POPULAR LOCATION
- NO ONWARD CHAIN
- CHARACTER PROPERTY
- MODERN KITCHEN
- COUNTRYSIDE VIEWS
- OFF-ROAD PARKING



Entrance/Sun Room

UPVC double glazed door opens to the sun room area which is built of stone with uPVC double glazed windows and a polycarbonate roof. Internally there is ceramic tile flooring, a floor standing recently installed oil fired 'Worcester' boiler, wall lighting and door opening to a laundry room. There are two uPVC double glazed doors leading into the home.

Laundry Room

Space and plumbing for washing machine, shelving, tiled flooring and uPVC frosted window to the front.

Kitchen

A modern kitchen housing a range of high gloss wall, drawer and base units with quartz work surfaces. Integrated appliances to include fridge-freezer, dishwasher, eye-level electric oven, electric hob and extractor. Composite sink unit with mixer tap over. Recessed LED lighting, under-cabinet lighting and base unit lights. Heated towel rail, tiled flooring, splash back tiling, under stairs storage cupboard, stairs to first floor and door into lounge.

Lounge/Dining Area

A spacious room with character features to include exposed beam ceiling, Inglenook fireplace with ceramic tile slate effect hearth housing a cast-iron multi fuel burner. Carpet flooring, three ceiling light points, panelled radiator, uPVC window into sun room and uPVC double glazed door into sun room.

Landing Area

Carpeted stairs from the kitchen lead to the landing area with doors off to bedrooms and bathrooms. Carpet flooring and recessed lighting.

Bedroom One

UPVC double glazed window to the front elevation with countryside views. Housing a range of fitted wardrobes with clothing rails and shelving.

Recessed lighting, panelled radiator and carpet flooring.

Bedroom Two

Velux sky light, built in clothing rail, carpet flooring, recessed lighting, panelled radiator and access to loft.

Bathroom

Three piece suite comprising low-level WC, wash hand pedestal and enclosed shower cubical with glass screen. Fully tiled walls and flooring, heated towel rail, fitted vanity unit, extractor and uPVC double glazed window to the front elevation with countryside views.

Outside

To the front there is a block-paved driveway bound by stone wall. The oil tank is to the front along with a seated area. There is no rear garden with this property however there are various public footpaths across the fields just opposite the property.

Important Information

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before



travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.





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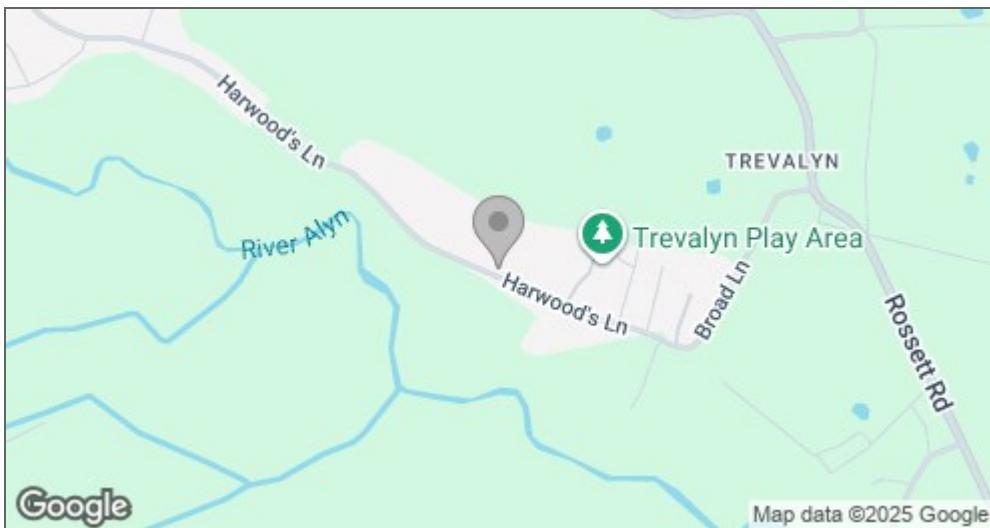
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Suite 4A, Rossett Business Village,
Llyndir Lane,
Rossett, LL12 0AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		48
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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