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Wrexham || LL11 5UA

£140,000

MONOPOLY[®]

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Situated in the semi-rural village of Bwlchgwyn, this charming two double bedroom stone terraced cottage is offered for sale with the added benefit of no onward chain. In brief, the accommodation comprises an entrance porch, living room, dining room, kitchen and bathroom to the ground floor. To the first floor, the landing provides access to two well-proportioned double bedrooms. Externally, the property benefits from on-street parking to the front, along with additional parking for two vehicles to the rear. There is also a lawned garden area, providing outdoor space to enjoy. Bwlchgwyn is a popular village setting offering a semi-rural lifestyle with a strong community feel. Local amenities are available within the village, with a wider range of shops, schools and leisure facilities found in nearby villages and in Wrexham city centre, just a short drive away. The surrounding area is ideal for countryside walks, while road links provide convenient access to Wrexham, Mold and the wider North Wales region.

- TWO BEDROOM TERRACED STONE COTTAGE WITH NO ONWARD CHAIN
- ENTRANCE PORCH
- TWO RECEPTION ROOMS
- KITCHEN
- GROUND FLOOR BATHROOM
- DOUBLE BEDROOMS
- PARKING AVAILABLE
- LAWNED GHARDEN AREA
- COUNTRYSIDE VIEWS
- RESIDENTIAL AREA OF BWLCHGWYN



Entrance Porch

UPVC double glazed entrance door leads into porch with windows to front and side, wooden laminate flooring and uPVC double glazed door into living room.

Living Room

UPVC double glazed window to the front elevation, two built in storage cupboards, electric fire with surround, carpet flooring, panelled radiator, ceiling light point and opening into dining room.

Dining Room

Under-stairs storage cupboard, electric fireplace, breakfast bar area, further built in storage cupboards, stairs to first floor, carpet flooring, ceiling light point opening into kitchen.

Kitchen

Housing a range of wall, drawer and base units with work surface over. Composite sink unit with mixer tap over, space for appliances include cooker and under-counter fridge. Wooden laminate flooring, cupboard housing oil fired boiler, radiator, ceiling light point, uPVC double glazed window to the rear and uPVC double glazed door leading outside.

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and 'P' shaped panelled bath with electric shower over. Radiator, PVC splash-back, wood effect flooring, ceiling light point and uPVC double glazed window to the rear.

Landing Area

Stairs from dining room lead to the landing area with ceiling light point and doors to two bedrooms

Bedroom One

UPVC double glazed window to the front elevation

with countryside views. Carpeted flooring, ceiling light point and radiator.

Bedroom Two

UPVC double glazed window to the rear. Built in storage cupboard housing water cylinder, over-head storage cupboard, carpeted flooring, ceiling light point and panelled radiator.

Outside

To the front there is on-street parking to the front. To the rear there is additional parking for two vehicles. A decorative stone area with steps leads up to the lawned garden area with hedging and fencing to the boundary. There is a shared road to the rear also, along with an outside tap and the oil tank.

Additional Information.

The property has had a full re-wire, plastered, new road on porch along with new kitchen and bathroom five years ago., The heating is oil fired with the storage tank being in the garden.

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.



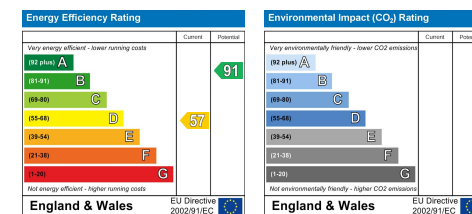


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