Offers in the region of £265,000

3 Bedrooms 2 Bathrooms

Hilbre Cottage, 21 Gutter Hill,
Johnstown, Wrexham LL14 1LT

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General Remarks

NO CHAIN - An extensively refurbished and extended detached cottage style property providing attractively presented two reception room / three double bedroom / two bathroom accommodation with modern fittings in a central village location some three miles from Wrexham.

This detached cottage has been skilfully modernised and extended during the last twenty-five years that it has been in the same family ownership. The attractively presented accommodation with all modern fittings comprises an entrance hall, shower room, stunning 'sage green' shaded breakfast kitchen with dual-fuel range cooker, dining room with two shallow steps down to the lounge, utility room. Upstairs a split-level landing leads to three double bedrooms (one with fitted wardrobes) and a fully tiled bathroom fitted with a Victorian style suite. Outside there is parking for several cars and a caravan together with gardens including a south facing Indian stone covered patio.

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Location: The property is situated close to the heart of the village approximately a mile from the nearest access-point onto the A483 which provides dual carriageway access to Wrexham (3 miles) and Chester (12 miles) to the north and to Oswestry (9 miles) and Shrewsbury to the south. The village provides a range of amenities including a Primary School, Dental Surgery and a variety of Shops including a Co-Op Supermarket. Facilities are also available in the neighbouring settlements of Ruabon and Rhos.

Constructed: of rendered external elevations beneath slated and tiled roofs.

Accommodation

On The Ground Floor:

Entrance Hall: 6' 9'' x 4' 0'' (2.06m x 1.22m) Natural grey limestone flooring.

Shower Room: 4' 9'' x 3' 10'' (1.45m x 1.17m) Re-fitted with a contemporarily styled white suite comprising a combination dual flush w.c. with a wash hand basin above together with a full width shower tray with screen enclosure and mains thermostatic shower. Ladder radiator. Fully tiled walls. Ceramic tiled floor.

Dining Kitchen: 12' 3'' x 12' 2'' (3.73m x 3.71m) excluding recess under stairs. Fitted sage green shaded units with contrasting woodblock-effect work surfaces including a composite sink inset into a range of six-doored base cabinets. "Stoves" dual fuel range cooker with five burner gas hob and two electric ovens and grill beneath. Further single base unit. Three tall units with a central pull-out larder and drawer storage. Two suspended wall cabinets. Inset ceiling lighting. Natural grey limestone flooring. Chamfered brick-effect ceramic tiled surrounds to working areas. Breakfast bar with radiator beneath. Five double power points exposed with concealed spurs for appliances. Ceiling extractor fan. Enclosed staircase leading off.

Inner Lobby: 3' 2'' x 2' 4'' (0.96m x 0.71m) Understairs storage cupboard with single power point. Inset light.

Utility Room: 9' 11'' x 5' 6'' (3.02m x 1.68m) French windows to the rear south-facing garden. Velux double glazed roof-light. Plumbing for a washing machine and dishwasher. Wall mounted "Worcester" combination gas-fired central heating boiler. Radiator. Cloaks hooks. Natural grey limestone flooring. Two double power points.

Dining Room: 12' 0'' x 9' 9'' (3.65m x 2.97m) Tiled surrounds to former raised fireplace recess. Coved ceiling. Two single power points. Two shallow steps down to:

Lounge: 16' 3'' x 12' 5'' (4.95m x 3.78m) French windows to garden. Three double and two single power points. Satellite aerial point. Two radiators. Coved ceiling.

On The First Floor:

Landing: 2' 9'' x 2' 9'' (0.84m x 0.84m) Inset ceiling lighting to staircase.

Bedroom 2: 12' 2'' x 12' 0'' (3.71m x 3.65m) Including a fitted range of wardrobes with three sliding doors (one mirrored). Radiator. Three double power points.

Bedroom 3: 12' 0'' x 9' 10'' (3.65m x 2.99m) Coved ceiling. Loft access-point. Radiator. Three double power points.

Inner Landing: 6' 0'' x 3' 4'' (1.83m x 1.02m) Inset ceiling lighting. Radiator. Double power point. Smoke alarm. Loft access-point.

Bedroom 1: 12' 4'' x 9' 8'' (3.76m x 2.94m) Two radiators. Three double power points.

HAPPY

Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation use the post code LL14 1LT. Leave the A483 town by pass at junction 3 Croesfoel roundabout by Starbucks. Take the exit for Johnstown/Rhos. Proceed for about a mile into the village before turning right onto Gutter Hill at the first set of traffic lights. The property will be seen on the left-hand side after about 250 yards just after the de-licensed Grapes Pub on the right.

Bathroom: 8' 7'' x 6' 0'' (2.61m x 1.83m) Re-fitted with a three piece Victorian-style suite comprising a roll-top bath with central monobloc mixer tap shower attachment, pedestal wash hand basin and low level w.c. Contrasting fully tiled walls and ceramic tiled floor. Chrome ladder radiator. Electric shaver point.

Outside: From the roadway there is a pavier Parking Area for several cars and a caravan. A pedestrian side pathway leads down via a grassed area to gravelled pathways to the rear and side of the property opening to an Indian stone-covered Patio to the south facing front area with a further area of lawn. Outside tap and lighting system.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler situated in the Utility Room.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 65|D.

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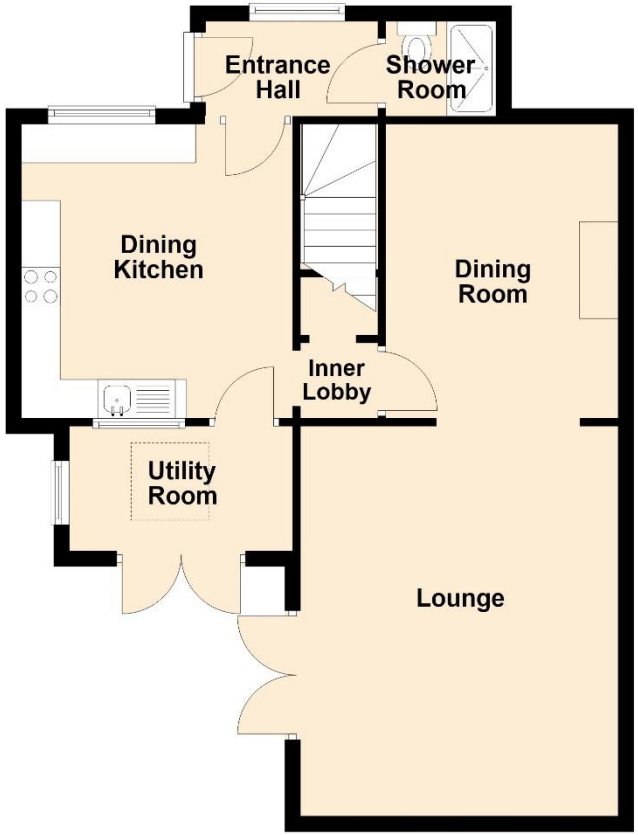
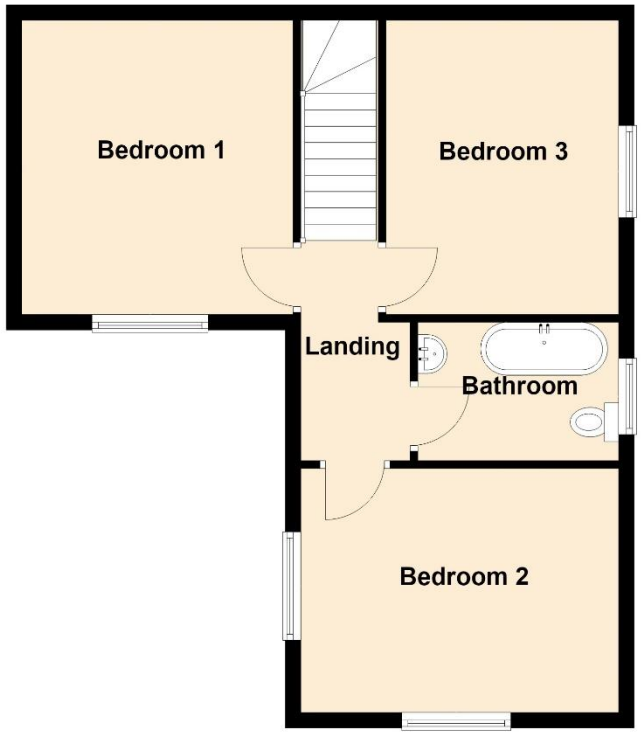
Ground Floor

Approx. 60.4 sq. metres (649.6 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.2 sq. feet)



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21