

Town & Country

Estate & Letting Agents

Tanllan Lane,

£795,000



Located on the lower fringes of the popular village of Coedpoeth, boasting stunning views over the rooftops of Wrexham and stretching as far as three counties and beyond, Tyn Y Coed consists of three distinct properties, the cottage being used presently as a holiday let, and offers potential purchasers so much more than might initially meet the eye. The principal property is a beautifully presented and well maintained three story Georgian house, being full of character and dating back to 1758. Attached via a side passageway to this property is an older stone Welsh longhouse, which offers very open and therefore versatile accommodation with a variety of potential uses spread over two floors. Located to the right of the Welsh longhouse is a secluded annex which is currently utilised as a holiday let and generates a healthy income for the vendors. To the rear of the property is an established garden incorporating the renowned "Offa's Dyke" along with a driveway which leads to a double garage. The front of the property is serviced by a second driveway which leads to ample off-road parking. Directly in front of the main Georgian building is an attractively lawned and shrubbed garden and beyond the driveway in the foreground of those magnificent views is a large lawned garden or paddock should you chose to use it as such. This property truly must be viewed to be fully appreciated.

Imperial Buildings, King Street, Wrexham, LL11 1HE
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MAIN HOUSE

The property benefits from three-phase electricity, which would be suitable for electric vehicles and the charging thereof.

Entrance

Entered via a part-glazed door to front into spacious entrance hall. Ceramic tiled flooring. Exposed beams. Radiator. Doors to:



Lounge

24'0 x 16'5

A good sized living room comprising a gas cast stove Inglenook fireplace set in exposed stone housing. Wooden flooring. Glazed window to front. Myson style radiator x2.



Kitchen/Diner

24'2 x 12'6

Fitted with a range of timber wall, base and drawer units with

beech worksurfaces. Double sink unit with mixer tap. Solid fuel Aga. Space and plumbing for dishwasher. Built-in cupboard and wall cabinets to alcove. Ceramic tiled flooring. Exposed beams to ceiling. Pine staircase to first floor accommodation with half-landing. Ample space for dining table and chairs.



Breakfast Room

11'3 x 9'4 (max)

Ceramic tiled flooring. Ample space for dining table and chairs. Double glazed window to both sides and to rear. Thermostat. Radiator.

Utility Room

10'6 x 6'9

Fitted with wall units and complementary work surfaces. Built-in storage cupboard housing wall-mounted Worcester boiler. Space and plumbing for washing machine and tumble dryer. Ceramic tiled flooring.

Cloakroom

High level W/C. Wash hand basin. Splashback tiling. Ceramic tiled flooring.

First Floor Landing

Doors to:



Study

16'0 x 12'0

Fitted wardrobe. Oak laminate flooring. Double glazed window to side. Radiator x2.



Bedroom Three

12'2 x 11'8

Fitted wardrobe. Boarded flooring. Double glazed window to rear. Radiator.



Bedroom Two

15'10 x 12'9

Fitted wardrobes. Oak laminate flooring. Double glazed window to front with pleasant outlook. Radiator.



Bathroom

Low level W/C. Pedestal wash hand basin. Roll-top bath with shower attachment over. Spacious airing cupboard housing an immersion heater. Boarded flooring. Double glazed window to rear.

Second Floor Landing

Doors to:



Master Bedroom

12'10 x 12'7

Fitted wardrobe x2. Double glazed window to rear. Radiator.
Door to en-suite.



Bedroom Four

13'8 x 11'9

Built-in wardrobe. Double glazed window to front. Radiator.



En-Suite

Low level W/C. Pedestal wash hand basin. Enclosed shower tray with thermostatic shower above. Part tiled walls. Tiled flooring. Chrome heated towel rail. Radiator.



Bedroom Five

16'7 x 12'10

Fitted wardrobes. Wood laminate flooring. Double glazed window to rear. Radiator.



FORMER BARN



Home Office

17'2 x 15'3

Potential for use as an office for those wishing to work from home. Oak laminate flooring. Radiator. External door to rear.



Main Sitting Room

31'8 x 16'9

Very spacious main sitting room benefitting from a corner multi-fuel stove set into the chimney breast and timber beam. Polished wood flooring. Double glazed window to front x2. Double glazed window to side. Radiator x2. Spiral staircase rising to first floor.



Playroom

47'0 x 15'0

Huge reception room with split-level flooring. Exposed roof trusses x3. French windows x2. Radiator x3.

COTTAGE ANNEXE

Being an ideal holiday let, this lovely annexe has also been fitted for disabled use, with ramps, stair-lift and wet room fitted accordingly. This would also be ideal for use as a separate home for a relative with needs matching.

Entrance Porch

Entered via enclosed porch being of oak-framed construction. Door to:



Open Plan Lounge/Kitchen

24'8 x 10'10

Remote control log-effect electric fire. The kitchen is fitted with a range of modern wall, base and drawer units with complimentary work surfaces. 1 & 1/2 stainless steel sink unit and drainer. Integrated electric oven and hob. Integrated fridge-freezer. Space and plumbing for washing machine. Splashback tiling. Smoke and carbon monoxide alarms. French patio doors to rear. Double glazed window to side.

Wet Room

Low level W/C. Pedestal wash hand basin. Walk-in shower with mains shower attached.. Part tiled walls. Chrome heated towel rail. Extractor fan.

Landing

Velux window to ceiling. Electric radiator. Doors to:



Bedroom One

12'1 x 8'11

Storage cupboard housing immersion heater. Fitted wardrobe. Double glazed window to front. Electric radiator.



Bedroom Two

12'0 x 5'2

Double glazed window to rear. Wall-mounted electric radiator.



Bathroom

Fitted three piece white suite comprising; low level W/C. Pedestal wash hand basin. Panel enclosed bath with shower mixer tap. Part tiled walls. Velux window to ceiling. Chrome heated towel rail.



Externally

The property benefits from two separate driveways, one to front and one to rear, with access to a garage (28' x 17'9) with power

and light, providing ample off road parking. We are informed historic planning has previously been granted on the garage to convert into a residential building. We are informed the site is 1.67 acres approximately. There is a patio area to the rear of the main property, with an enclosed lawned garden. There is an additional lawned garden with a variety of shrubs and trees.

There is access to an additional parking area adjoining a paddock, extending to approximately 1.12 acres which includes a summerhouse and a variety of trees.

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



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 most 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.