

# Town & Country

Estate & Letting Agents

The Poplars,

£164,950



This charming terraced cottage, situated in the scenic hills of Cymau, offers a range of features. The accommodation includes a porch, a cosy living room with a cast-iron stove, a well-appointed kitchen, a first-floor landing, two bedrooms, and a shower room. Notably, the property stands out for its spacious garden adorned with a variety of plants and shrubs, a greenhouse shed, an ornamental pond, and a lovely summer house, all affording picturesque views. Additionally, this property is available with no chain and offers vacant possession, streamlining the buying process for potential owners.

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## Entrance

9'2" x 6'6"

The cottage's entrance features a porch with a timber leaded glazed front door, complemented by a UPVC double glazed window facing the front. Inside, the porch boasts timber laminate flooring and provides access to the main property through another UPVC double glazed door.



## Lounge

11'6" x 13'8"

The living room is characterized by a UPVC double-glazed window overlooking the porch, along with timber laminate flooring. An open staircase with a handrail is a prominent feature, accompanied by a cast-iron burner that serves as the primary source for central heating. Additionally, an internal door within the living room provides access to the kitchen.



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## Kitchen

14'4" x 8'8"

The kitchen is well-equipped with shaker-style wall and base units, offering ample storage space. The worksurface features a stainless steel single drainer sink unit with a mixer tap. Integrated appliances, such as an oven, hob, and stainless steel extractor hood with a glass canopy, enhance the kitchen's functionality. Additionally, the utility area provides space and plumbing for a washing machine and dryer. The flooring in this area is ceramic tiled, and the walls are partially tiled. A UPVC double-glazed window provides a view of the rear courtyard, and a UPVC double-glazed back door opens out to the same courtyard, allowing convenient access.

## First floor landing

The first-floor landing is a central area providing access to both bedrooms and the shower room. It serves as a hub connecting these essential spaces on the upper level of the cottage. Doors open into each of the bedrooms and the shower room, offering convenient entry and privacy for the occupants.



## Bedroom One

14'5" x 8'2"

Bedroom one is positioned with a UPVC double-glazed window offering views of the front elevation, allowing ample natural light into the room. The flooring boasts exposed floorboards, adding to the room's character. For heating, there is an electric wall heater. The room is furnished with a built-in wardrobe and a built-in store cupboard over the stairs, providing convenient storage options. An original ornamental cast-iron grate further enhances the room's original features, adding to its charm and uniqueness.



## Bedroom Two

7'0 x 6'6"

It features a UPVC double-glazed window that offers a view of the rear elevation, providing natural light and a glimpse of the outdoors. To maintain a comfortable temperature, a radiator is installed in the room. The flooring is adorned with timber laminate, contributing to the room's aesthetics and ease of maintenance. Despite its size, the room offers functionality and comfort for its occupants.



### Shower Room

5'7" x 5'1"

The shower room features a corner shower enclosure with an electric shower, providing a practical bathing area. A vanity unit is incorporated, housing a dual flush, low-level WC and a wash hand basin with a water mixer tap. Natural light enters through a UPVC double-glazed window facing the rear elevation. The room also includes a chrome heated towel rail for added comfort. The walls are fully tiled, ensuring a neat and easy-to-maintain surface.



### Externally

Externally, a single prefabricated garage with an up-and-over door is situated at the front, accompanied by available parking spaces. Beyond the shared access, a well-stocked garden offers beautiful views, featuring a timber shed, ornamental pond, greenhouse, and a timber-built summerhouse or outside office space for added functionality and relaxa



### Rear Courtyard

The gated rear courtyard is a charming outdoor space that provides beautiful views to the rear of the property. It offers a private and enclosed area, adding to the overall appeal of the cottage. The gate enhances security and privacy while allowing occupants to enjoy the scenic surroundings from this vantage point.



### 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 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.

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