

Town & Country

Estate & Letting Agents

Moss Road, Wrexham

£425,000



A fantastic opportunity to purchase a three/four bedroom cottage situated on 0.75 of an acre. Steeped in history and tucked away in a popular location, originally dating from 1838 and sympathetically extended at a later date, the property comprises; entrance hall, lounge, dining room, kitchen, fourth bedroom/reception room, utility room, cloakroom and conservatory on the ground floor, with three bedrooms and bathroom on the first floor. Externally is a driveway and double garage to front with extensive tiered rear garden stocked with a variety of established rockery areas and elevated Indian stone patio. Boasting substantial grounds and parking facilities, this superbly extended property MUST BE VIEWED!!

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Externally Front

The property is boarded by a stone wall with a variety of well established hedges offering a degree of privacy, a five bar gate leads to substantial drive way parking, double garage with pitched roof and potential to extend above, subject to planning. A pitched porch, with curtesy light and slate tile floor, a UPVC composite door opens into dining room.



Lounge

14'8" x 12'4"

A dual aspect room, solid Oak flooring, exposed beams to the ceiling, a cast iron log burner set within an exposed brick hearth with stone mantle, double doors through to the conservatory and stairs off leading to the first floor.



Kitchen

12'8" x 6'3"

Fitted with a range of shaker style wall, base and drawer units, ample Oak work surface space houses a Belfast sink with chrome mixer tap above and tiled splashback. Integrated appliances include, a Rayburn Range cooker which fires the oil fired central heating, dishwasher, microwave. Exposed timbers to ceiling with inset spotlights, under stairs storage, upright column radiator, with windows overlooking the rear of the property and door off leading to the utility room and in turn downstairs cloaks



Dining Room

12'8" x 6'3"

With exposed wooden flooring, a feature cast iron decorative fireplace, exposed beams to the ceiling, a window overlooking the front elevation and doors off to the lounge and fourth bedroom/ study.



Conservatory

16'4" x 11'1"

A generous sized room offering a variety of uses. With a low brick wall, and UPVC double glazing, ceramic tiled flooring, radiator and double doors leading to the grounds and a throughway off to the kitchen.

Bedroom Four/ Study

12'0" x 9'4"

With a continuation of the exposed wooden floor, a window over looking the front elevation and radiator. Currently used as a Study.



Cloakroom

Fitted with a low level W/C, partially panelled walls and a radiator.

First Floor Landing

With an airing cupboard, access to the loft, doors off lead to three double bedrooms and the family bathroom



Bedroom One

12'7" x 12'5"

A generous dual aspect room, with windows to the rear and side of the property with radiator below





Bedroom Two

12'3" x 11'1"

Another substantial double bedroom with window overlooking the front elevation and radiator below.



Bedroom Three

13'3" x 8'3"

A further double bedroom with window to the front elevation and radiator below.



Bathroom

Fitted with a contemporary four piece suite comprising a low level W/C, pedestal wash hand basin, with hand towel rail and mirror above, an oversized shower enclosure with glass protective screen, thermostatic rainfall shower above and handheld unit. A raised step with freestanding clawfoot roll top bath with central mixer tap. Fully tiled walls, ceramic tiled flooring, column radiator, set within the ceiling are recessed downlights and an extractor fan. Two windows overlook the rear elevation

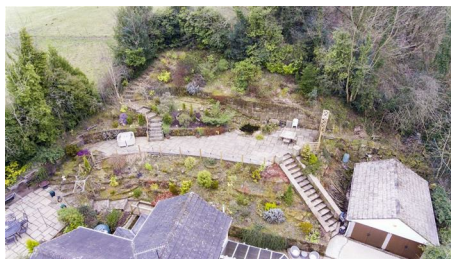


Garage

A large double garage with two barn opening doors and pedestrian access to the rear. With the potential to convert into a self contained annex subject to planning



Additional Photo...



Rear Garden

Extensive tired garden to rear. Well stocked with a variety of planted and patio areas, a raised patio allows for superb views over the surrounding countryside.



Services

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

Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Mortgage Advice

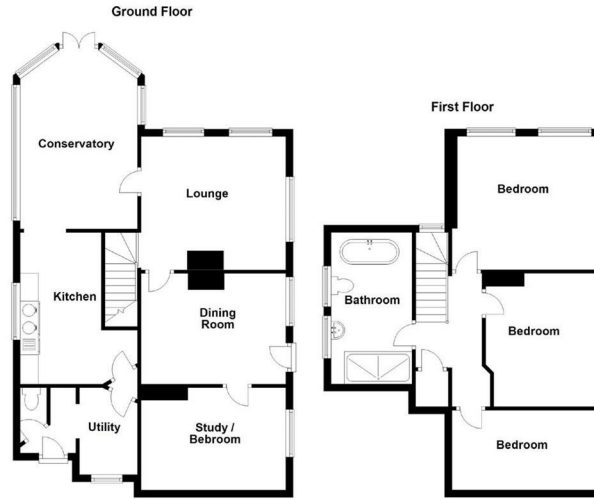
Town and Country Property Services can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks 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.

Additional Information

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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.



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 Direct Dial 07973 226 607
 Plan produced using PLANUS.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		33	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	