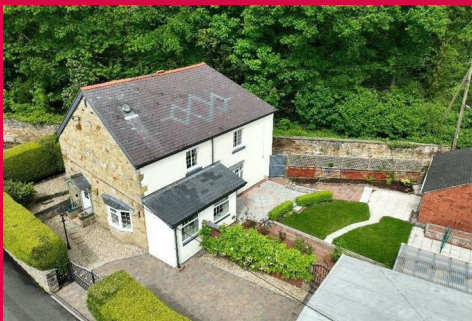


# Town & Country

Estate & Letting Agents

Park Road, Newbridge

Offers Over £225,000



Conveniently located for easy access to both Wrexham Oswestry, Llangollen, local motorway networks and a host of day today amenities close to hand this beautifully presented detached cottage benefits from gas central heating and UPVC double glazing. In brief this property comprises of an entrance hall with cloakroom WC, a living/dining area that includes a reading area, a kitchen, a first floor landing that offers access to both bedrooms and to the bathroom. Externally the property is entered through double gates which open to a gravel garden, off-road parking to the front of a detached garage and a further iron gate which opens to a well attended rear garden and brick outbuilding featuring a power and light source.

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## DESCRIPTION

A well presented two bedroom detached property situated in Newbridge in brief comprising of an entrance hall with cloakroom WC, a living/dining area that includes a reading area, a kitchen, a first floor landing that offers access to both bedrooms and to the bathroom.



## LOCATION

Situated just approximately 3 miles away from Wrexham town centre Newbridge is known for its picturesque countryside and is surrounded by rolling hills and farmland. It has a range of amenities including a local shop, post office, and pub, as well as a village hall and primary school. The village also offers beautiful walks and scenic views.

## DIRECTIONS

Head north-west on Regent St, Regent St turns left and becomes Bradley Rd/A5152, Turn right onto Central Rd/A541, Turn left onto Regent St/A541, Continue to follow A541, At Plas Coch Roundabout, take the 2nd exit onto Mold Rd/A541, At the roundabout, take the 1st exit onto the A483 slip road to Oswestry, Merge onto A483, At junction 1, take the

A539 exit to Whitchurch/Llangollen, At the roundabout, take the 3rd exit onto Ruabon Interchange/A539, Go through 1 roundabout, At the roundabout, take the 2nd exit onto B5605, Turn left onto Park Rd, Turn left to stay on Park Rd, Destination will be on the right.

## ENTRANCE HALL

5'8" x 5'1"

The property is entered through a UPVC double glazed front door which opens to oak flooring, a radiator, a window overlooking the garden, a glazed door that opens to the living and dining room and a latch door which opens to the cloakroom WC.



## CLOAKROOM W/C

6'11" x 4'11" feet

The cloakroom W/C is installed with Sani flow system a dual flush W/C, a radiator, a ceramically tiled floor and an opaque window.



## LIVING/DINING ROOM

35'11" x 12'4"

Following the glazed door from the entrance hall the living/dining room opens with an oak flooring which has been carpeted in the sitting area. Other features of the room include larch

exposed beams in the ceiling throughout, a radiator, a bay window overlooking the garden, a fitted cabinet, an exposed brick and beam fireplace, stairs that rise to the first floor accommodation, fitted seats within a reading area and a bay window facing the side elevation.



## KITCHEN

18'6" x 8'2" max.

A fitted kitchen with a range of wall base and drawer units. There is ample work surface space that houses a stainless steel one and a half bowl sink unit with a mixer tap. The integrated appliances include a stainless steel double oven with gas hob and extractor hood above, a fridge and a freezer. Other features of the kitchen include an oak flooring, a radiator, a window that overlooks the rear of the property and a UPVC double glazed door that opens to the side elevation of the property.



## FIRST FLOOR LANDING

The first floor landing features windows

that face the rear elevation, a radiator and glazed internal doors opening to both bedrooms and to the bathroom.



## BEDROOM ONE

14'4" x 11'6"

This room features a window overlooking the garden and the rural views beyond, a radiator, a dressing room area and a built-in shelved cupboard with hanging space.



## BEDROOM TWO

11'10" x 10 feet

This room features a window overlooking the rear garden, a radiator, a range of fitted wardrobes and cupboards above.



## BATHROOM

8 feet times 5'2"

The bathroom is installed with a three piece suite comprising of a panel bath with an electric shower above, a low level WC, fully tiled walls, a ceramically tiled floor, a chrome heated towel rail and a skylight.

## EXTERNALLY

The property is entered through double gates which open to off-road parking positioned to the front of a double detached garage with a low maintenance gravelled front garden. A paved pathway leads to the front door and there is a canopy porch with a courtesy light positioned above the door which opens to the kitchen.



## REAR GARDEN

The rear garden features a central lawned area, outside lighting and access to the double garage and brick outbuilding.



## BRICK OUTBUILDING

The brick outbuilding is accessed through a folding double door or single door featuring power and light, a stainless steel single drainer sink unit and two single glazed windows facing into the garden.



## GARAGE

23 feet times 18'9"

The garage features space and plumbing for a washing machine, the work surface space houses a stainless steel single drainer sink unit, power and light, a side door opening to a covered workspace/utility area and UPVC double glazed windows that face the side and rear garden.

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