

# Town & Country

Estate & Letting Agents

Stone Row Cottages, Cefn Y Bedd

£275,000



Modernised and extended this beautifully presented end terraced stone cottage combines period features with contemporary living. Benefiting from UPVC double glazing, a stunning kitchen & dining area and modern family bathroom. Off road parking and gardens. Viewing is advised to fully appreciate this lovely home.

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# Stone Row Cottages, Cefn Y Bedd



## DESCRIPTION

This stone-built property offers any purchaser the opportunity to own a beautiful character home. Originally two properties Stone Row has been converted into one, undergoing a full programme of modernisation, extension and refurbishment throughout. Boasting stunning, contemporary and spacious internal accommodation sympathetically combining the best Period features including exposed beams, and the fashionable kitchen and diner, family bathroom and striking log burner (the log burner is available to purchase via negotiation). Benefiting from UPVC double glazing along with gas central heating the accommodation comprises of a generous sized living room with log burner, a sitting room and a stunning open plan kitchen/dining room with a utility room and cloakroom WC of. The First-floor landing offers access to the two double and single bedrooms, and an attractive family bathroom suite. Externally, to the front of the property is brick block off-road parking for two vehicles, a lawned and shrubbed garden with gated side access leading to a good-sized rear garden. The rear garden is predominately laid to lawn with a paved and brick block patio area overlooking fields and Woodlands, all enclosed by combination of fence panelling and stone walls.



## LOCATION

Cefn Y Bedd is a small village on the outskirts of Wrexham offering motorway access and public transport routes. The village is surrounded by stunning natural scenery, with views of the surrounding hills and valleys. Today, it is a popular spot for walkers and nature lovers, offering a peaceful and serene atmosphere also offering multiple amenities such as shops and a well renowned local school.

## DIRECTIONS

From the Wrexham Branch, Head north-east on King Street towards Lord Street, Turn right onto Duke Street,

Turn right onto Regent Street, Regent Street turns left and becomes Bradley Road/A5152, Turn right onto Central Road /A541, Turn left onto Regent Street/A541, Continue to follow A541, At Plas Coch Roundabout, take the 2nd exit onto Mold Road/A541, At the roundabout, take the 3rd exit and stay on Mold Rd/A541. Continue straight to stay on Mold Road/A541, Turn right onto Llay Road, The property will be located by our Town & Country For Sale Board.



## LIVING ROOM

19'0 x 12'2

The property is entered through a double glazed oak front door, opening to engineered oak flooring and the living room. A radiator and UPVC double glazed windows to the rear elevation, having oak beam lintels and a contemporary log burner (available to purchase separately) with exposed stone walling sitting on a glass hearth.



## SITTING ROOM

19'0 x 12'3

With oak flooring, a radiator, and a UPVC double glazed window facing the front elevation with an oak lintel and open through leading to the kitchen. Stairs off rise to the first floor accommodation.



## KITCHEN/DINING ROOM

17'0 x 11'9

This lovely kitchen/dining room space is fitted with an attractive contemporary shaker style kitchen in shades of grey and complimented by stainless steel handles. Granite work surfaces house a ceramic Butler sink with mixer tap and tiled splashback. There is a space for a stainless steel range cooker with an extractor hood above, dishwasher and a UPVC double glazed window faces the rear elevation, the flooring is ceramic tiled. The ceiling has recessed downlights. There is a radiator, an oak door opening to the utility and double glazed doors opening to the rear garden.



## KITCHEN AREA



## DINING AREA



## UTILITY ROOM

5'6 x 6'7

The utility room is fitted with a range of base units and solid woodwork surface housing a stainless steel single drainer sink unit with mixer tap, with space and plumbing for a washing machine and dryer. There is a wall mounted Worcester gas combination boiler, the flooring is ceramic tiled with a radiator and partially tiled walls. Open through way leads to the cloakroom WC.



## CLOAK ROOM W.C.

5'4 x 3'6

The cloak room is installed with a dual flush WC, having a pedestal wash hand basin with mixer tap and tiled splashback. A ceramic tiled floor, an extractor fan and recessed downlights set within the ceiling and an UPVC double glazed window faces the rear elevation

## FIRST FLOOR LANDING

Oak doors lead off to the bathroom and all three bedrooms.



## PRINCIPAL BEDROOM

12'3 x 11'7

With an exposed ceiling beam, a radiator and a UPVC double glazed window facing front elevation.

## BEDROOM TWO

12'6 x 9'2

Having an exposed ceiling beam and having a built-in store cupboard, a UPVC double glazed window to the front elevation and the radiator.



## BEDROOM THREE

11'10 x 5'9

With a double glazed skylight, a UPVC double glazed window facing the rear elevation and a radiator.



## BATHROOM

12'2 x 5'5

The spacious bathroom suite is installed with a panelled bath and dual head thermostatic shower with extractor fan above. A pedestal wash hand basin along with a low level WC, a radiator, two double glazed skylights to the

rear elevation. A UPVC double glazed opaque window to the rear elevation and timber laminate flooring.



## EXTERNALLY

The property is approached over twin brick block off-road parking spaces, enclosed by a stone wall having a matching brick block pathway running through well-stocked attractive lawned and shrubbed gardens, leading to a canopy porch over the front door with external courtesy light and timber side access to the rear garden. The rear garden has an open aspect across fields and woodland, enclosed by a combination of stone wall and timber fence panels, primarily lawned with a timber shed and a combination of brick block and paved patio area.



## REAR GARDEN

### SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax C £1833.00

Please note: The Log Burner is not included in the sale of the property. However it is available to purchaser separately via negotiation.

### ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

### SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

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.

