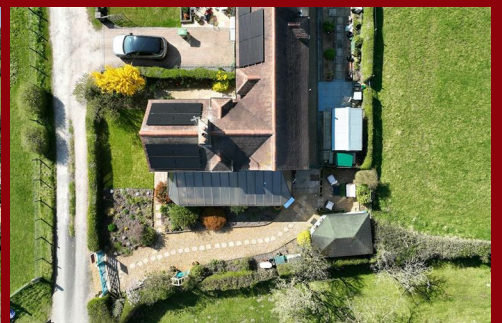


Town & Country

Estate & Letting Agents

Bangor Road, Cross Lanes, Wrexham

£295,000



A beautiful, South-facing, traditional country cottage, with attractive views over the surrounding Welsh countryside, but, with all the comfort and advantages of modern Eco-friendly technology. Much improved in recent years with all windows and doors replaced in 2020 with modern double glazed units that blend in with the traditional nature of the cottage.

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Description

A beautiful, South-facing, traditional country cottage with attractive views over the surrounding Welsh countryside, but, with all the comfort and advantages of modern technology. Much improved in recent years with all windows and doors replaced in 2020 with modern double-glazed units that blend in with the traditional nature of the cottage and additional electric underfloor heating fitted in the living room, dining room and stunning conservatory. Now added to with a £50,000 Green Retrofit to reduce energy usage, emissions and costs. Internal Wall Insulation on all external walls and upper ceilings, keeping heat in and sound out. An Air Source Heat Pump System, with all new copper pipework, hot water cylinder, and radiators uprated to provide constant Eco-Friendly warmth. Solar Power provides much free electricity to the home, while still selling its surplus to the energy company. Electro/mechanical ventilation in the bathroom and kitchen, and trickle vents in other windows. The whole cottage was totally and tastefully redecorated, and new carpets were fitted on stairs/landing and upper floors. This beautiful home is a south-facing end terrace of just three properties, with one other detached property, with attractive views over the surrounding countryside, and a lovely mature garden on three sides containing a large log cabin and comfortable outdoor seating area. Situated on the A525, Wrexham to Whitchurch road with Bangor-on-Dee Village only one mile away, Marchwiell Village two miles away and ten minutes from the town of Wrexham, 30 minutes to Chester, and one hour to Liverpool or Manchester. The solid brick/tile-roofed property was built in 1910 on a total plot of approximately 400 sq metres and consists of Two Bedrooms, One Bathroom, Gallery Landing, a Living Room, Dining Room, Kitchen and Conservatory. Fitted wardrobes in both bedrooms. Modern bath and bathroom units. A new shower just installed. Central heating and heated towel rail. 9.12m Conservatory is brick and timber, with stone flooring, and underfloor heating. Dining Room also has stone flooring with central heating and underfloor heating. The kitchen has solid pine timber units and, a Belfast sink, with a granite/quartz worktop. The kitchen and entrance hall have timber flooring and central heating. The stunning South-facing Living Room has solid insulated timber flooring with underfloor heating and an open Edwardian-style coal/log fire, as well as central heating, with French windows leading out to the garden. The garden on three sides covers approximately 213 sq metres of the plot, not including the area taken by the conservatory, but including the area of the log cabin and outdoor seating area. Energy Performance Certificate: B89 Mains electricity and water and a registered, shared septic tank. Immediately outside the gate there is extra, off-road parking, for the use of all Plas Fron residents.



Entrance Hall

11'5" x 5'5"

The property is entered through a recently installed, composite leaded, double glazed front door with windows either side which opens to light oak flooring, a radiator, stairs off rising to the first floor accommodation and an open through way into the kitchen and wooden lever latch door which opens to the living room.



Living Room

12'8" x 11'9"

With a continuation of the light oak flooring from the entrance hall leading into a living room with a window facing the side elevation and a radiator below, a cast iron open fireplace with a wooden Adam style surround and featuring UPVC double glaze French doors, opening out to the garden and framing the view beyond.



Fireplace



Kitchen

9'6" x 6'6"

The kitchen is fitted with wall and base units with quartz work surface space housing a Belfast sink with an adjustable mixer tap. There is also space for a cooker with a stainless steel extractor hood above, a radiator, light oak flooring, space and plumbing for a washing machine, a UPVC double glaze window looking into the conservatory and a wooden glazed lever latch door opening to the dining room.



Dining Room

14 x 8'6"

With a stone tiled floor, a small window facing the rear elevation, a radiator, curved ceiling and arch framed UPVC double glazed French doors which open into the conservatory.





Conservatory

29'7" x 8'4"

A large conservatory constructed of a low brick wall, stretching the length of the property with a stone tiled floor and a double glazed timber frame with French doors opening to both front and rear gardens.



Bedroom Two

13'6" x 8'5"

Having a window facing the side elevation, a radiator, two sets of fitted wardrobes and an exposed beam set within the ceiling.

storage area to the rear. Immediately outside the gate there is extra, off-road parking, for the use of all Plas Fron residents.



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First Floor Landing

With a window facing the side elevation, a radiator and wooden lever latch doors opening to both double bedrooms and to the bathroom.



Bedroom One

12'2" x 12'2"

With a semi vaulted exposed beam ceiling, a window facing the front elevation framing elevated far reaching views of the fields, with a radiator below and fitted with bedroom units comprising wardrobes, luggage cupboard canopy, bedside cabinets and shelved corner units.



Bathroom

10'5" x 7'6"

The bathroom is installed with an attractive white suite comprising a panel bath with a dual headed thermostatic shower and protective screen above, a vanity unit housing a dual flush low-level WC along with a wash hand basin with a mixer tap. The walls are partially tiled with a radiator and a chrome heated towel rail along with an extractor fan in the ceiling and fitted cupboard housing the hot water system and cylinder.



Externally

The property is entered through pedestrian and vehicular farmhouse gates, which open to a golden gravel driveway alongside the property, bordered by well-stocked and colourful flowerbeds, with a lawned front garden, and a pathway leading to the front door which has a canopy above. Towards the rear of the property is a gravel seating area and a timber summerhouse with power and light, and a

Additional Photo

Drone Photography

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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.

Services (Wrexham)

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

Tenure - Freehold

Council Tax - D

To Make an Offer (Wrexham)

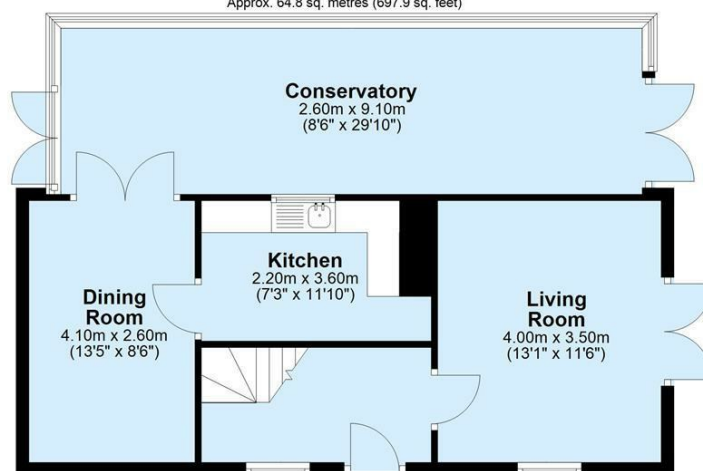
If you would like to make an offer, please contact a member of our team who will assist you further.

Viewings (Wrexham)

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

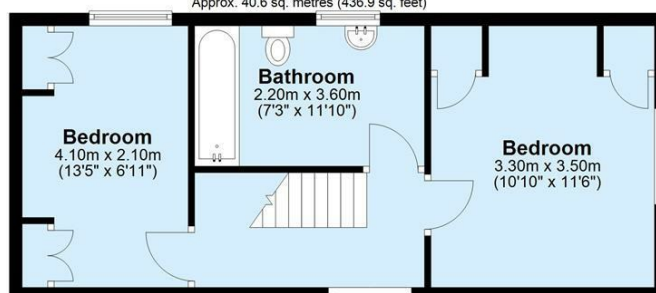
Ground Floor

Approx. 64.8 sq. metres (697.9 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



Total area: approx. 105.4 sq. metres (1134.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A	89	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.