

Town & Country

Estate & Letting Agents

Harwoods Lane, Rossett, Wrexham

£219,950



Posting beautiful far reaching rural views to the front this two bedroom, stone cottage, built in 1646 boasts a wealth of character and is situated within a highly desirable village. With the benefit of oil fired central heating and UPVC double glazing. The property itself comprises an entrance conservatory with laundry cupboard off, a spacious living room featuring an Inglenook fireplace and exposed beams within the ceiling and a contemporary gloss fronted kitchen with integrated appliances. The first floor landing offers access to shower room and to two bedrooms, the first being of generous proportions with a window to the front framing those lovely views. This property is available with no onward chain.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Externally Front

To the front of the property is block paved off-road parking and seating area with Yellowstone wall and views across fields.



Entrance Conservatory

25'4 x 4'

A UPVC double glazed door opens to ceramic tile flooring, a floor standing recently installed oil Worcester boiler, a door opening to a laundry cupboard with an opaque window to the front, shelving, space and plumbing for a washing machine. The main residence is entered through another UPVC double glazed door and opens to a kitchen .



Kitchen

11' x 15'3

The kitchen has been installed with a contemporary gloss fronted range of wall, base and drawer units complimented by quartz work surfaces housing a resin one and a half bowl sink unit with mixer tap and tiled

splashback. integrated appliances include a stainless-steel oven, hob and extractor hood along with a dishwasher. The flooring is ceramic tiled with footlights, there is a heated towel rail, recessed downlights in the ceiling and stairs off rising to the first floor accommodation.



Living Room

16'7 x 14'7

Having a beautiful exposed beam ceiling along with Inglenook fireplace with ceramic tile slate effect hearth housing a cast-iron multi fuel burner. A window, with radiator below and door opening to the conservatory.



First Floor Landing

With lever latch doors off opening to both bedrooms into the shower room



Bedroom One

15' x 14' 7

Having a radiator, recessed downlights set within the ceiling fitted cupboards and wardrobes either side of the flu and the window facing the front elevation framing beautiful rural views.



Bedroom Two

7'10 x 10'8

Having a radiator, access to the loft via a folding wooden ladder and set within

the ceiling a recessed downlights and a skylight with integrated blind.



Shower Room

7' x 5'6

Installed with a white three-piece suite comprising a shower enclosure with thermostatic shower, a low-level WC and vanity unit housing wash hand basin with mixer tap. The walls are fully tiled with a heated towel rail, a ceramic tile floor, a window faces the front elevation and set within the ceiling are recessed downlights along with an extractor fan.

Viewings

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

To Make an Offer

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

Mortgage Advice

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

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

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.

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>		
England & Wales	EU Directive 2002/91/EC	