

# Town & Country

Estate & Letting Agents

Erbistock Mews, Erbistock, Wrexham

£180,000



Part of a small courtyard development with rural views front and back, this charming cottage offers an entrance hall with cloakroom WC, a dual-aspect living room with cast-iron burner, a dining room with arched access to the kitchen, and three first-floor bedrooms with exposed beams served by a family bathroom. Outside, there's gravel off-road parking to the front and a low-maintenance rear courtyard with paving, gravel, an outdoor tap, and lighting.

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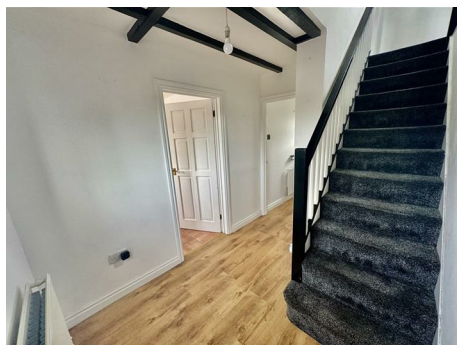


## DESCRIPTION

Forming parts of a small courtyard development with rural views to both front and rear elevations, this current cottage comprises an entrance hall with a downstairs cloakroom WC off, a double aspect living room containing a cast-iron burner, a dining room with an arched throughway to the kitchen on the first floor landing offering access to the bathroom and all three bedrooms featuring exposed beams. Externally to the front of the property is grave off-road parking whilst to the rear is an enclosed low maintenance courtyard predominantly paved and gravel with an outside water supply and light.

## LOCATION

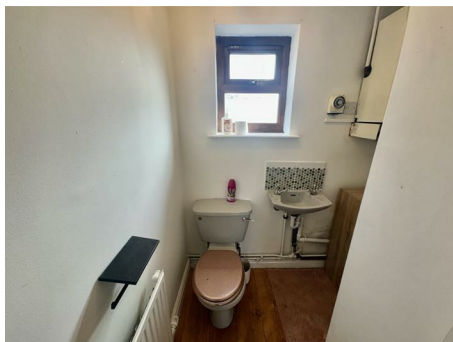
Erbistock is a sought-after village nestled along the banks of the River Dee, offering a tranquil rural setting while remaining conveniently close to Wrexham and other local amenities. The area is known for its scenic beauty and community atmosphere, making it an ideal location for those seeking countryside living with accessible urban connections.



## ENTRANCE HALL

9'5 x 8'10

Enter through a UPVC double glaze front door with window to the side opening to timber laminate flooring, a radiator, stairs off rising to the first floor accommodation and doors off opening to the cloakroom WC, living room and dining room.



## CLOAKROOM WC

6'4 x 6'4

An L-shaped room featuring a wash hand basin, low-level WC, radiator, and plumbing for a washing machine. It also houses a wall-mounted gas boiler and has an opaque UPVC double-glazed window to the rear elevation.



## LIVING ROOM

16'1 x 10'2

Featuring a UPVC double-glazed window to the front, exposed ceiling beams, and a radiator, this room also includes double-glazed French doors opening to the rear courtyard garden and a slate hearth with a cast iron burner.



## DINING ROOM

11 x 7'1

Featuring a UPVC double-glazed window to the front with a radiator beneath, ceramic tiled flooring, and an arched opening through to the kitchen.



## KITCHEN

11 x 8'4

Fitted with a range of wall, base, and drawer units topped with solid wood work surfaces, the kitchen includes a ceramic 1.5 bowl sink with mixer tap. Integrated appliances comprise an oven, hob, extractor hood, dishwasher, and fridge freezer. The floor is laid with ceramic tiles, and there is a UPVC double-glazed window overlooking the rear courtyard garden, along with a matching door providing access to it.

## FIRST FLOOR LANDING

Featuring a vaulted ceiling and a double-glazed skylight, with doors leading to the bathroom and all three bedrooms.



## BATHROOM

7'8 x 6'4

Fitted with a P-shaped panel bath featuring an electric shower and curved screen, a low-level WC, and a pedestal wash hand basin. Additional features include an airing cupboard, partially tiled walls, a chrome heated towel rail, exposed ceiling beams, and a double-glazed skylight.

double-glazed window that also captures picturesque rural views.



## BEDROOM THREE

11'1 x 6'2

Featuring a radiator, an exposed beam, and a rear-facing window that offers stunning far-reaching views of the countryside behind the property.



## 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.

## 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.



## BEDROOM ONE

14'3 x 9'5

Featuring an exposed ceiling beam, a radiator, and two UPVC double-glazed windows offering scenic rural views.



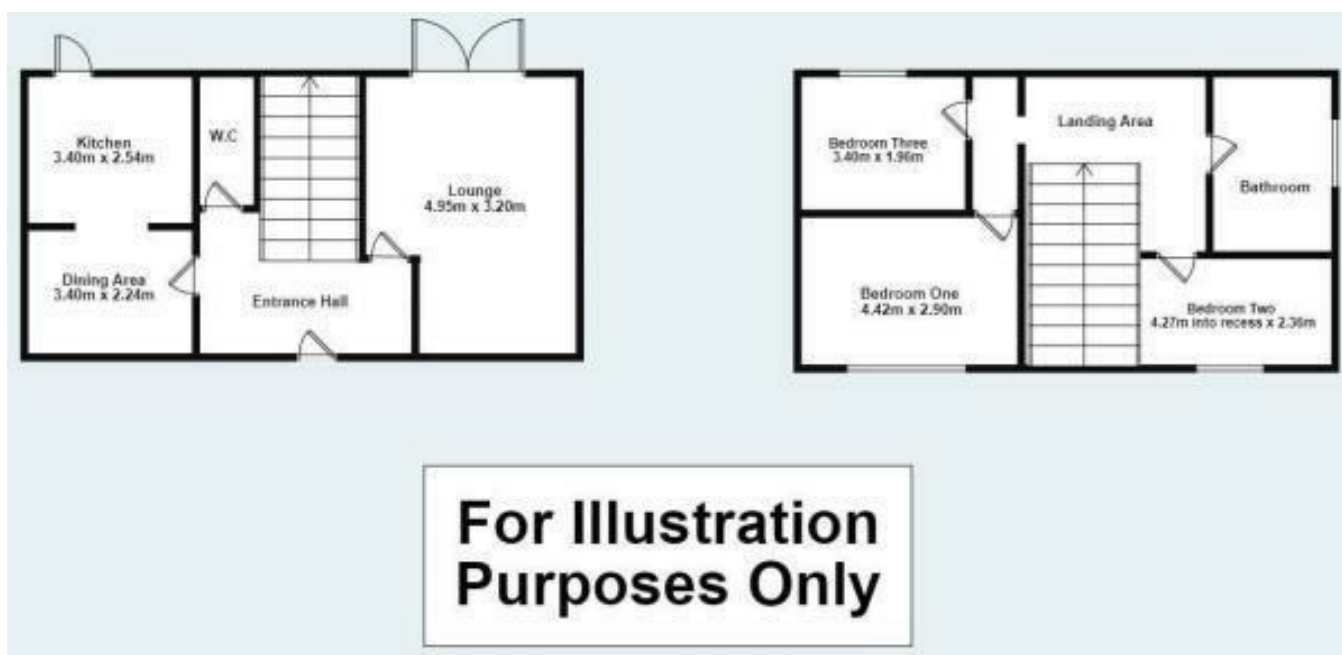
## EXTERIOR



## BEDROOM TWO

13'6 x 8'1

Boasting an exposed ceiling beam and a radiator positioned beneath a UPVC



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC