

# Town & Country

Estate & Letting Agents

Stone Cottages, Wrexham Road,  
Marchwiell, Wrexham

£150,000



**\*\* Excellent Investment Opportunity with Tenant in Situ \*\***

Nestled in the charming village of Marchwiell, Wrexham, sits this delightful property known as Stone Cottages on Wrexham Road. This quaint house boasts a cosy reception room, perfect for relaxing or entertaining guests. With two inviting bedrooms, there's ample space for a small family or guests to stay over. The property features a well-maintained bathroom, ensuring convenience and comfort for all residents.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

**TEL: 01978 291345**



## DESCRIPTION

We are pleased to present for sale this fully modernised and beautifully maintained stone cottage, situated in the highly desirable village of Marchwiell. This charming home has recently undergone extensive refurbishment, featuring a brand new kitchen and bathroom.

The accommodation includes a covered porch, lounge, inner hallway, kitchen, and family bathroom on the ground floor. The first floor offers two well-proportioned bedrooms.

Externally, the property benefits from a small enclosed front courtyard, while to the rear, there is a lawned garden with panel fencing providing privacy and security.



## LOCATION

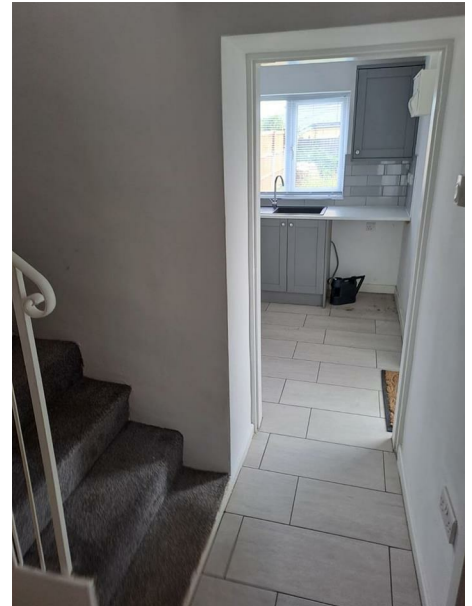
Marchwiell is a picturesque village located approximately 2 miles southeast of Wrexham town centre, along the A525 road towards Bangor-on-Dee. The village is situated on a small hillock, offering extensive views to the north over the flood plains of the River Dee and into Cheshire beyond.



## LOUNGE

12'2 x 11'10

Hardwood floors, a fireplace with a tiled hearth, visible beams, an ornamental radiator, a window facing the front, and a door that opens into the inner hallway.



## INNER HALLWAY

Staircase leading to the first floor, tiled floors, a door to the bathroom, storage space beneath the stairs, and an entrance to the kitchen.



## KITCHEN

8'2 x 8'1

Contemporary fitted kitchen featuring various wall, drawer, and base cabinets, laminate countertops, a composite sink with drainer and mixer tap, built-in single oven and four-ring ceramic hob, extractor fan, space for appliances, tiled splashback, rear-facing window, tiled floor, and an external door to the side.



## BATHROOM

6'2 x 5'9

The white suite includes a panelled bath with an overhead mains shower, a hand wash basin, a w.c., tiled walls and floors, a rear-facing window, a chrome towel radiator, and recessed spotlights.

## BEDROOM

14'4 x 9'11

Carpeted floors, front-facing window, exposed beam, and a sloped ceiling at the front.

## BEDROOM TWO

Carpeted floors, rear-facing window, airing cupboard housing the gas boiler, sloped ceiling at the rear, and an exposed timber beam.

## EXTERNALLY

At the front, a path leads to the front door and entrance vestibule, with a lawn to the side. At the rear, there is a courtyard next to the house featuring a gate to the access way, and beyond that, another gate leads to an enclosed rear garden with a lawn, fruit tree, and shrubs.

## 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.

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.

