

Town & Country

Estate & Letting Agents

Lightwood Green, Wrexham

No Onward Chain £520,000



Drone video available Situated in an idyllic location south-east of the of the highly desirable village of Overton, this lovely, detached period two-bedroom cottage dating back to the 1820's, has the benefit of well-tended established gardens and oil fire central heating. Situated within five acres of grazing land, having the most beautiful rural views in all directions and ripe for redevelopment (subject to the granting any relevant planning permissions).

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Description

This lovely period property offers an abundance of scope for any potential purchasers. The accommodation comprises of an entrance hall, kitchen, living room, rear hallway, shower room and a first-floor landing offering access to both double bedrooms and into a water closet. Located to the rear of the property is ample off-road parking, a garage, former piggery, and stables along with an outbuilding. There is a Dutch barn located to the side elevation and an orchard.



Location

Overton is a village and community in Wrexham County Borough, Wales. It is situated close to the Welsh-English border on the edge of an escarpment that winds its way around the course of the River Dee. Local schooling is available for nursery, primary and secondary education with independent schools around the area. The village has the usual sporting recreational areas of cricket, football, bowls and tennis. Overton is also an excellent rendezvous point for walkers .

Directions

Head east on King Street towards Lord Street, turn right onto Duke Street, turn left onto Regent Street, Regent Street turns right and becomes Hill Street. Continue onto Vicarage Hill, turn left onto Brook Street, the continue onto St Giles Way, turn right onto Salop Road/A525, continue to follow A525. Turn right onto Overton Road/A528 and continue onto Station Road/A539, turn right, and arrive at Lightwood Green, Overton, Wrexham, UK.



Entrance Hall

The property is entered through a glazed timber panel front door, which opens to Karndean flooring and internal doors off, opening to the shower room and to the kitchen.



Kitchen

11'10" x 8'5"

The Karndean flooring from the entrance hall runs into the

kitchen which is fitted with a range of attractive wall base and drawer units. Complimented by brushed aluminium handles with work surface space housing a stainless steel sink bowl unit with mixer tap and tiled splashback's. Integrated appliances include a fridge, a stainless steel oven, an electric hob with a stainless steel extractor hood above and there is plumbing for a washing machine. A window faces the rear elevation, a radiator and exposed beams within the ceiling.



Living Room

14'8" x 14 feet

A lovely light double aspect room with windows facing the front and side elevations, a radiator, exposed beams within the ceiling and stairs rising to the first floor accommodation. This room also features a cast-iron log burner set upon a quarry tiled hearth and a glazed internal door that opens to the rear hallway.



Cast-Iron Log Burner

Rear Hallway

Having a radiator, a window facing the side elevation and beyond the inset doormat are timber panels and a glazed door opening to the rear of the property.



Shower Room

8'5" x 5'1"

A wet room with a protective screen around the thermostatic shower area, with a low-level WC, wash hand basin mounted above a vanity unit with mixer tap, a radiator, UPVC panelled ceiling, partially tiled walls with an extractor fan, and a window to the front elevation.

First Floor Landing

Having a window to the rear elevation, access to the loft space

and doors off opening to both double bedrooms and to the first floor water closet.



Bedroom One

12'1" x 14'2"

Having a radiator and UPVC double glazed window to the front elevation, framing those beautiful views over the garden and the rural aspect beyond.



Window View



Bedroom Two

10'10" x 11'1"

With a built-in storage cupboard/wardrobe, fitted shelves, a radiator and a UPVC double glazed window facing the front elevation boasting a lovely aspect of the garden views.



Garden Views



Cloakroom WC

7'2" x 2'6"

Installed with a low-level WC, wash hand basin with tiled splashback's and a fitted mirrored medicine cabinet.



Land



Land



Land



Land



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Services

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

Tenure: Freehold

Council Tax: Band E

Amount: £2253

Viewings

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

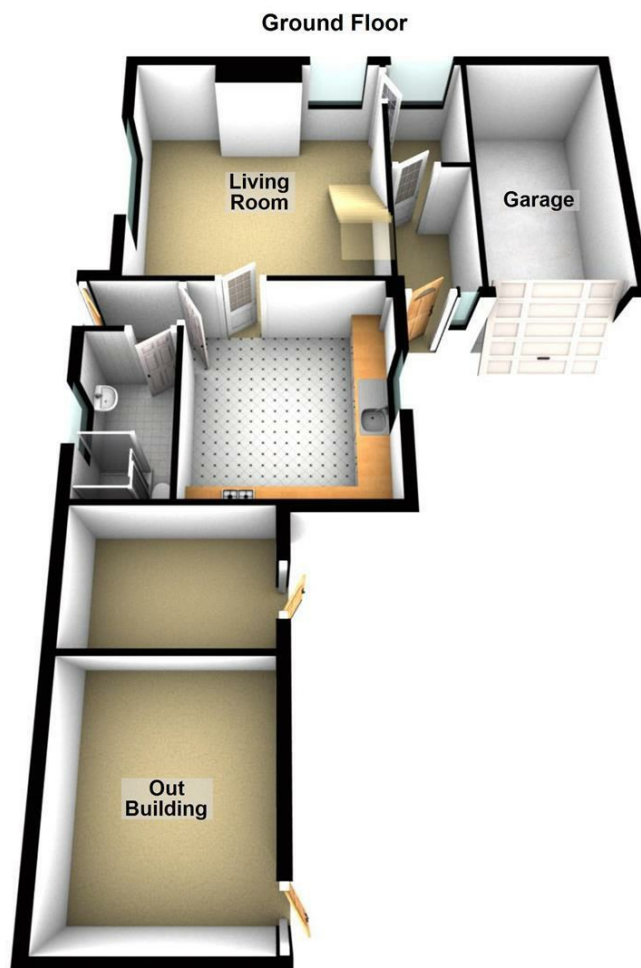
To Make an Offer

If you would like to make an offer, please contact the office and one of the team 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.



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		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC