

# Town & Country

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Vicarage Hill, Minera, Wrexham

£165,000



Located in this desirable village on the edge of the countryside yet within easy reach of Wrexham, local motorway networks, and a host of day-to-day amenities and facilities, this well-presented two-bedroom property benefits from gas central heating and UPVC double glazing. In brief, the accommodation comprises an inviting entrance hall, a kitchen/dining room fitted with a range of units and a deep under-stairs storage cupboard, with French doors opening to the rear garden, and a living room with exposed floorboards and windows to both front and rear elevations. The first-floor landing provides access to an attractive three-piece white bathroom suite and two bedrooms, the larger of which enjoys a double-aspect layout. Externally, the front of the property features a light chipped pathway leading to the front door, dividing lawn and shrub gardens, while the rear offers a low-maintenance garden with paved patio, artificial lawn, and slate chippings, enclosed by timber fencing and brick walls.

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

TEL: 01978 291345



## DESCRIPTION

A well-presented two-bedroom property located in a desirable village setting, offering easy access to Wrexham, local motorway networks, and everyday amenities. The accommodation comprises an entrance hall, a spacious kitchen/dining room with French doors opening to the rear garden, and a double-aspect living room. To the first floor are two bedrooms and a modern three-piece bathroom. Externally, the property benefits from low-maintenance gardens to the front and rear, gas central heating, and UPVC double glazing.



## LOCATION

Vicarage Hill is situated in Minera, a village and community in Wrexham County Borough in Wales. Minera lies approximately 7 km west of Wrexham town centre in a scenic upland setting at the head of the Clywedog Valley, with views across countryside and towards surrounding hills. Minera itself features local amenities typical of a village environment, with wider services and facilities available in Wrexham.



## EXTERNALLY

The property is entered through an iron gate opening onto a gently sloping chipped pathway, with lawn and shrub gardens to either side. There is hedging to the boundaries and an external light positioned to the left-hand side of the main entrance door. The rear garden is low maintenance and comprises a paved patio area, artificial lawn, and garden area with a timber shed to the rear. There is also an external light and water supply. The rear garden is low maintenance and comprises a paved patio area, artificial lawn, and garden area with a timber shed to the rear. There is also an external light and water supply.

## ENTRANCE HALL

9'8" x 5'2"

The property is entered via a composite double-glazed front door, opening into an entrance hall with ceramic tiled flooring and a vaulted ceiling with an exposed beam. Stairs rise to the first-floor accommodation, and doors lead to the kitchen/dining room and living room.



## KITCHEN/DINING ROOM

15'6" x 8'6"

Continuing the ceramic tiled flooring from the entrance hall, this kitchen/dining room benefits from double-aspect windows to the front and rear elevations and a radiator. The kitchen is fitted with a range of attractive base units with solid wood work surfaces, incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashbacks. There is space for a range cooker with a stainless steel extractor hood above, along with space and plumbing for a washing machine. One wall features partial exposed brickwork, while recessed downlights are set within the ceiling. A door opens to a deep under-stairs storage cupboard, which houses the gas combination boiler and includes a light and radiator. UPVC double-glazed French doors open out to the rear garden.





## LIVING ROOM

15'6" x 10'0"

Another double-aspect room with windows facing the front and rear elevations, featuring exposed floorboards and two radiators.



## FIRST FLOOR LANDING

With a window to the rear elevation and a radiator below, access to the loft, and doors opening to the bathroom and both bedrooms.



## BATHROOM

6'3" x 5'6"

Fitted with an attractive white three-piece suite comprising a panelled bath with electric shower and folding screen above, a dual-flush low-level WC, and a

pedestal wash basin. The walls are partially tiled, and the room benefits from a chrome heated towel rail, extractor fan, opaque window to the rear elevation, and recessed ceiling downlights.



## BEDROOM ONE

15'6" x 10'0"

Located directly over the living room, this double-aspect bedroom has windows to the front and rear elevations, radiators below, and exposed floorboards.



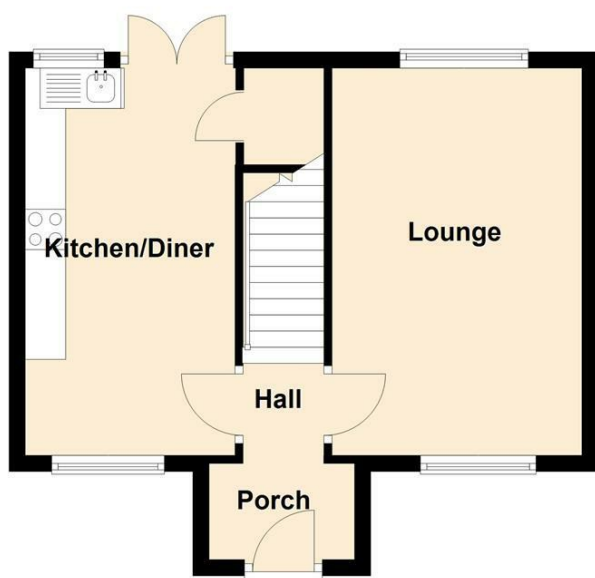
## BEDROOM TWO

10'0" x 9'8"

Featuring an airing cupboard with shelving, a window to the front elevation, and a radiator below.

## Ground Floor

Approx. 35.3 sq. metres (380.5 sq. feet)



## First Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



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                                   |         |                         |
| (55-68) D                                   | 67      | 79                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |