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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.

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Vicarage Hill, Minera, Wrexham

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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.

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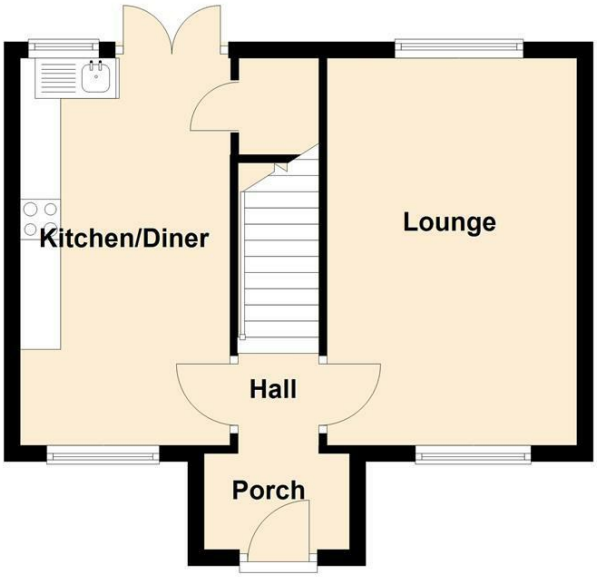
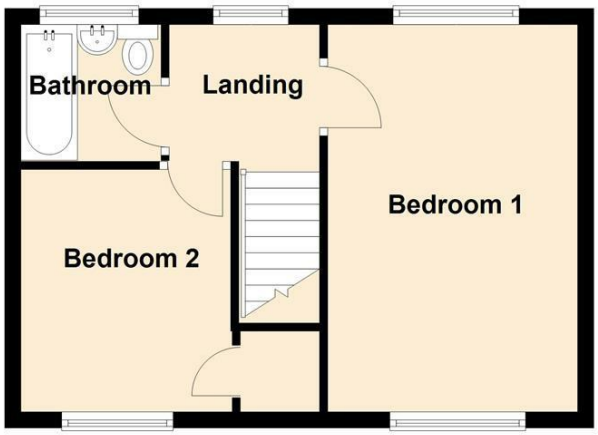
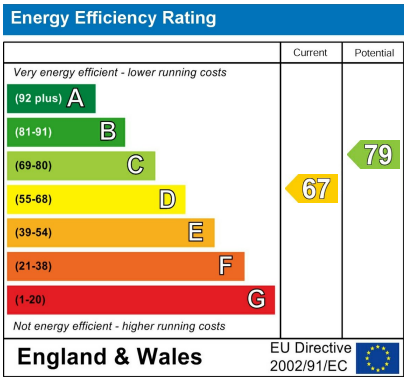
Ground Floor
Approx. 35.3 sq. metres (380.5 sq. feet)



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





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