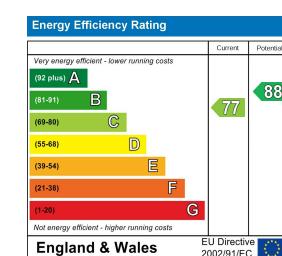


 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1264276

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



St Johns Cottage Church Street, Rhosymedre, Wrexham, LL14 3EA



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Ruabon (1.5 miles), Wrexham (6 miles), Oswestry (10 miles),



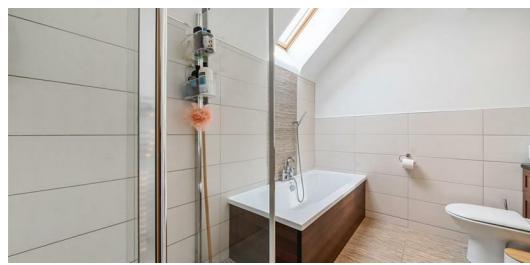
1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- **Detached Cottage**
- **Open-Plan Ground Floor**
- **Ample Driveway Parking**
- **Garage**
- **Attractive Gardens**
- **Convenient Location**

DESCRIPTION

Halls are delighted with instructions to offer St.Johns Cottage in Rhosymedre for sale by private treaty.

St John's Cottage is a detached period cottage which has recently been subject to a scheme of modernisation works and now provides around 1,000 sq ft of stylishly presented and well-designed living accommodation situated over two floors, these comprising, on the ground floor, an Entrance Porch, Cloakroom, and open-plan Living/Dining/Kitchen area ideally suited for modern living, along with, to the first floor, three Bedrooms and a family Bathroom.

St.John's Cottage is positioned within generous outdoor space which has, again, been subject to improvement works and serves as a wonderful complement to the calibre of the property, whilst presently featuring, immediately to the fore of the property, a substantial brick-paved parking area with ample space for a number of vehicles, this leading on, via a timber gate, to attractively presented private gardens which comprise an area of shaped lawn bordered by floral beds and a pond, alongside a covered seating area which represents an ideal space for al fresco dining. The property is further complemented by a detached Garage (approx. 6m x 5m)

SITUATION

St John's Cottage is situated within the popular village of Rhosymedre and enjoys a convenient proximity to a number of day to day amenities, including Supermarket, Schools, Public Houses, Church, as well as a range of attractive walks by both the River Dee and the local canal network, with the thriving county centre of Wrexham conveniently situated around 6 miles to the north and providing a comprehensive range of recreational, educational, and cultural attractions.

SCHOOLING

The property lies within a convenient distance to a number of well-regarded educational establishments, including Rhosymedre Junior, Ysgol Acrefair, Cefn Mawr Primary School, St.Marys Primary, and Ysgol Rhiwabon.

DIRECTIONS

From Gledrid roundabout, head north on the A5 towards North Wales and, after around 2.2 miles, take the second exit at the roundabout to continue north of the A483, proceeding further a further 2.1 miles until an exit leads of towards the A539. Here, take the first exit and, shortly after, take a second exit at a second roundabout (signposted Rhosymedre) onto the B5065/Park Road, proceeding for around 1 mile until a left hand turn leads into Church Street, where, shortly after, the property will be situated on your right, identified by a Halls "For Sale" board.

W3W

//sprint.info.seemingly

THE PROPERTY

The property provides principal access into a useful Entrance Porch, ideal for storing shoes and coats, with a doors leading, respectively, directly into a ground floor Cloakroom, and into the open-plan ground floor living accommodation which provides a versatile and functional heart of the home, with ample space for seating and dining areas complemented by a modernised Kitchen, which features a selection of base and wall units with a range of windows onto the front elevation, alongside a number of external doors, most notably patio doors which open onto the private gardens.

Stairs rise to a first floor landing from where doors provide access into three well-proportioned Bedrooms, with Bedroom Two enjoying dual-aspect windows, and an attractive Family Bathroom which boasts a modern white suite featuring a walk-in shower and panelled bath.

OUTSIDE

The property is approached over a substantial brick-paved driveway with ample space for a number of vehicles and with attractive steps which rise to the front door, with the driveway leading on to a detached Garage (approx 6m x 5m).

St. John's Cottage is complemented by attractive gardens which predominately lie to the side of the property and presently comprise an area of shaped lawn bordered by floral beds, with one corner enjoying a miniature pond. The gardens enjoy a number planned seating areas, ideal for outdoor dining and entertaining, with a paved patio situated close to the property's patio doors and, adjoining the Garage, a covered area provided a shaded spot during the summer months.

THE ACCOMMODATION COMPRISES

- Ground Floor -
- Entrance Porch:
- Cloakroom:
- Living/Dining Rm/Kitchen: 8.00m x 4.99m (max)

- First Floor -

Bedroom One: 3.99m x 3.00m
Bedroom Two: 3.51m x 3.00m
Bedroom Three: 3.00m x 3.25m
Family Bathroom:

SERVICES

We understand that the property is served by mains water, drainage, electric, and gas.

TENURE AND POSSESSION

The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

LOCAL AUTHORITY

Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.