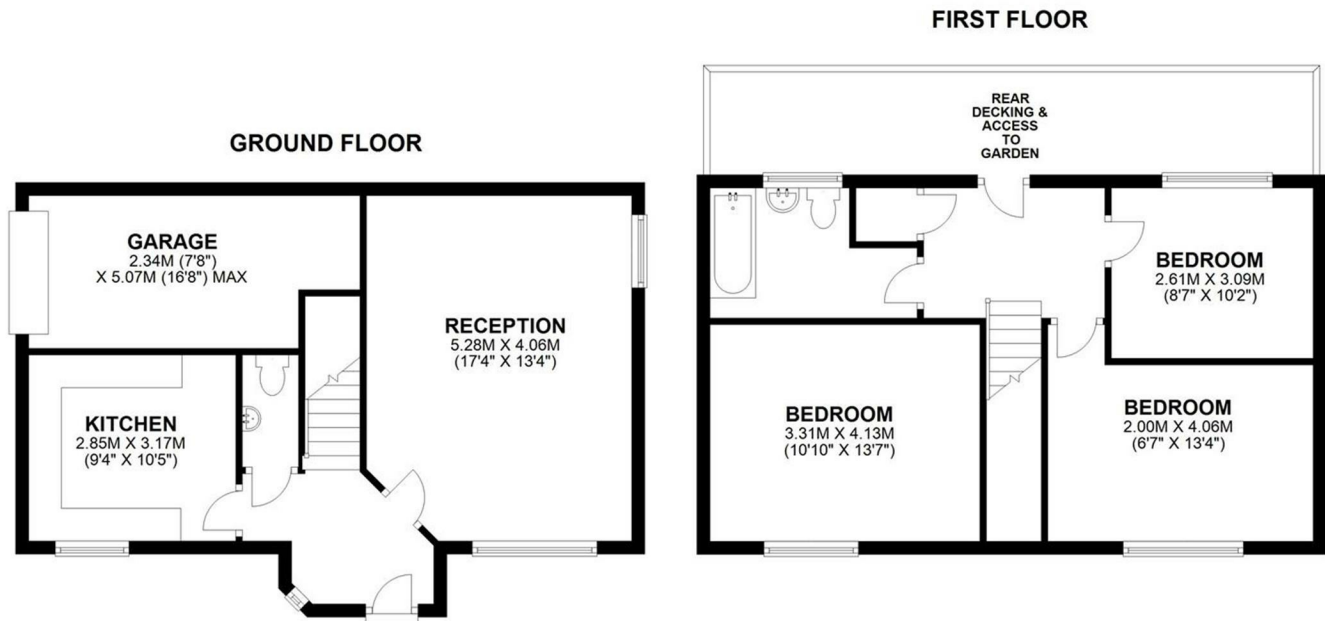


FOR SALE

Maple Tree Cottage Newbridge Road, Newbridge, Wrexham, LL14 3JE



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



FOR SALE

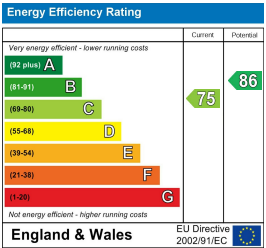
Offers in the region of £269,950

Maple Tree Cottage Newbridge Road, Newbridge, Wrexham, LL14 3JE

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



An attractive and well proportioned Detached Family House with good parking space and terraced gardens, whilst set in this popular locality with good commuter links onto the A483/A5.




01691 670 320


Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@halls.gb.com




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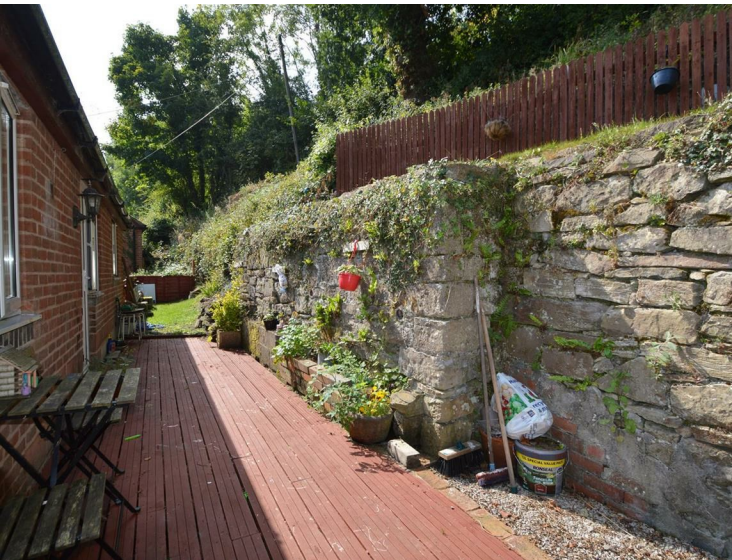
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Immaculately Presented Detached House
- Well Proportioned Accommodation
- With River & Woodland Views
- Good Parking Area & Garage
- Terraced Gardens
- Excellent Commuter Links

DIRECTIONS
Viewers should not approach the property from the Llangollen Road end as access from this direction is temporarily close. From the A483 take the Ruabon turning and then take the A539 to the roundabout adjacent to Aldi. Take the exit for Rhosymedre/Cefn Mawr/Newbridge (B5606). Follow this road all the way through to Newbridge and carry on down the bank (ignore the closed road sign). At the very bottom of the bank the property will be seen on the left hand side prior to the river bridge.

SITUATION
The property is both pleasantly and conveniently situated standing elevated above the River Dee, with a wooded aspect to the front across the road. There are a number of basic amenities in the locality whilst Ruabon itself is easily accessible approximately 1.9 miles away. The popular village of Chirk also offers a range of day to day amenities, whilst the larger centres of Wrexham, Oswestry and Chester are all easily accessible via the A483 and A5 roads.

DESCRIPTION
A particularly appealing detached house, which may suit a range of buyers from couples to families or retirees. The accommodation has an appealing design with a generous size lounge/diner and an attractive kitchen. The first floor provides three good size bedrooms which are served by the family bathroom which has a shower over the bath.

Outside, the property provides good parking for possibly up to four cars whilst there is an integral small garage which could potentially be modified and converted to form part of the main house accommodation - subject to any necessary planning consents. The gardens which are predominantly found to the rear are quite charming, having been terraced and form a number of interesting features, including lawns, seating areas and an area of mature trees.

RECEPTION HALL
With tiled floor.

GUEST CLOAKS/WC
With tiled floor. Wall hung wash hand basin, close coupled WC, two wall storage cabinets.

LOUNGE
Oak effect laminate flooring, twin window aspect.

KITCHEN
With stripped pine flooring. Modern kitchen fittings to include granite effect work surfaces with built-in stainless steel sink unit. A selection of white faced base and eye level cupboards having chrome handles and including drawer unit, built-in ELECTRIC INDUCTION HOB UNIT with tiled splashback, built-in ELECTRIC LOW LEVEL OVEN, space and plumbing for washing machine and dishwasher. Space for upright fridge/freezer. Wall mounted gas fired central heating boiler.

From the Reception Hall a staircase rises to the:

FIRST FLOOR LANDING
With built-in airing cupboard, external door leading out to the rear decking terrace and garden,

BEDROOM 1
With oak effect laminate flooring, built-in wardrobe, front window aspect.

BEDROOM 2
With front window aspect, access to loft space.

BEDROOM 3
Rear window aspect.

BATHROOM
With tiled floor. Panelled bath having mixer tap with shower attachment and tiled splash. Vanity unit with wash hand basin, close coupled WC. Ladder radiator.

OUTSIDE
The property is approached over a tarmac driveway/parking area with ample space for 2/4 cars.

INTEGRAL GARAGE/STORE/WORKSHOP
With timber twin entrance doors, power and lighting.

THE GARDENS
To the front of the house and leading down the side is an ornamental gravelled area suited for pot plants, whilst having a stone wall to part of the frontage. At the rear steps rise to a terraced garden.

Immediately to the rear of the building is a private decking terrace with stone wall which extends towards a small grassed area. On the alternative side stone steps then rise to the main garden area which is terraced with various areas of lawn and grass pathways together with a gravelled seating/barbecue area. The garden then extends to one flank with various shrubs, steps and pathways. In addition there is a bank which could be further landscaped as required.

GENERAL REMARKS
FIXTURES AND FITTINGS
The fitted carpets as laid and light fittings are included. Only those items described in these particulars are included in the sale.

SERVICES
Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating is installed. None of these services have been tested.

TENURE
Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX
The property is currently in Council Tax Band D - Wrexham Council.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS
Strictly via the Agents - Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.