Wingetts

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43 Castletown Road, Moss, Wrexham, LL11 6DW

Price £140,000

A spacious 2 double bedroom detached cottage enjoying a private location off an unadopted lane within the village of Moss which enjoys countryside walks, 9 hole golf course and a selection of convenient shops nearby. The accommodation benefits from gas fired central heating, Upvc double glazing and briefly comprises a Upvc double glazed entrance door, lounge with wood effect flooring and fireplace, dining room having stairs to 1st floor, kitchen and bathroom. The 1st floor landing connects the 2 double bedrooms. To the outside there are 2 private parking spaces and steps leading down to the garden which includes 2 patio areas, summerhouse, lawn and established trees. NO CHAIN. Energy Rating - D (60)

LOCATION
The Moss is a small village on the outskirts of Wrexham popular for its parkland style countryside with its picturesque setting and municipal golf course. The surrounding larger villages offer convenient shopping facilities and amenities that include Primary and Secondary Schools. Good road links allow access to the A483 by-pass which connects Wrexham to Chester, Mold and Oswestry therefore allowing for daily commuting to the major commercial and industrial centres of the region. Wrexham Maelor Hospital is only a short driving distance away as is the University. Wrexham City Centre offers a wealth of retail, leisure and social amenities.

DIRECTIONS
From Wrexham City Centre proceed along Mold Road passing the Football Ground on your right, at the roundabout turn left passing the entrance to B & Q on the right. At the next mini roundabout take the second exit and proceed under the flyover bridge taking the next right hand turning. Proceed for approx. 1 mile passing Moss Valley Road on your right. Continue up the hill into Wrexham Road and turn right into Westminster Road. Proceed down the hill for approx. ½ a mile and take the left turn onto Castletown Road, continue up the hill, bear left and then turn right onto Pughs Lane, continue until the property will be observed on the left after the right hand bend.

ON THE GROUND FLOOR
Upvc part glazed entrance door opening to:

LOUNGE 11'1" x 11'1" (3.4m x 3.4m)
Wood effect laminate flooring, fireplace with living flame gas fire (not tested), radiator, upvc double glazed window to front with deep sill, two wall light points and six panel door opening to:

DINING ROOM 11'5" x 8'6" (3.5m x 2.6m)
Stairs to first floor landing, upvc double glazed window to front with deep sill and wood effect laminate flooring.

KITCHEN 10'9" max x 12'9" max (3.3m max x 3.9m max)
Fitted with a range of base units with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, four ring electric hob with oven/grill below, 'Main' gas combination boiler, plumbing for washing machine, radiator and recessed shelving.

BATHROOM
Appointed with a pedestal wash basin, low flush w.c, bath with electric shower over, part tiled walls, radiator, upvc double glazed window and ceiling hatch to roof space.

ON THE FIRST FLOOR
Approached via the staircase from the dining room to:

LANDING
With connecting doors to both bedrooms.

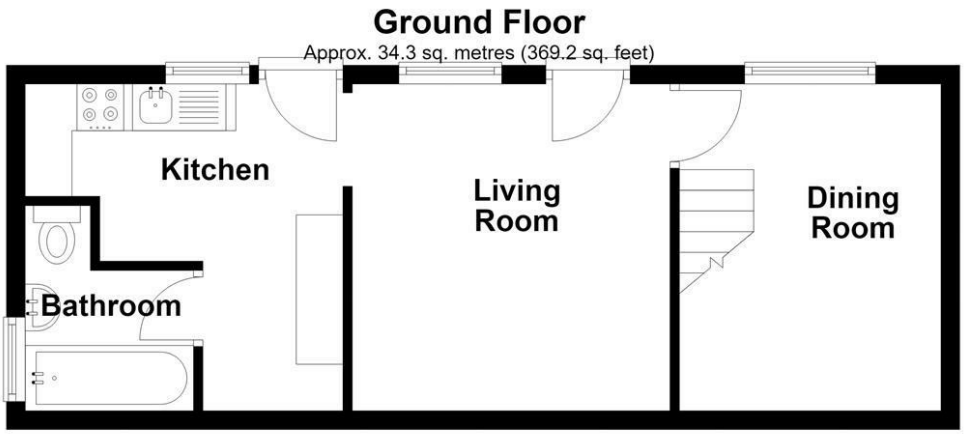
BEDROOM ONE 12'1" x 11'9" (3.7m x 3.6m)
Upvc double glazed window to front, wood effect laminate flooring, exposed beams to ceiling and radiator.

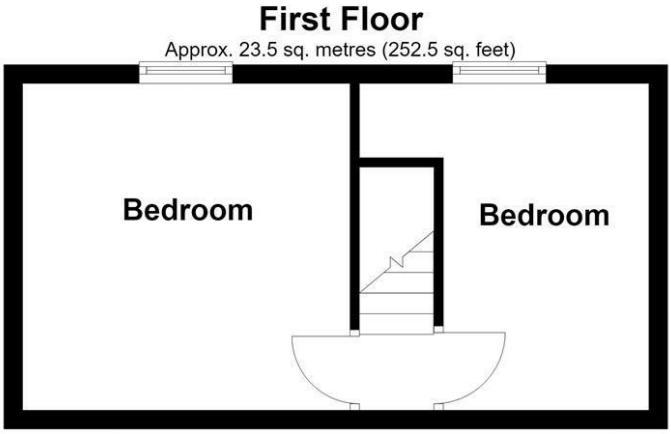
BEDROOM TWO 12'1" x 10'2" max (3.68m x 3.10m max)
Upvc double glazed window to front, radiator, exposed beams to ceiling and wood effect laminate flooring.

OUTSIDE
The property is approached off Castletown Road along Pugh's Lane to the property which has the benefit of private parking for two cars and steps leading to a patio area with summerhouse. A path continues to the entrance door alongside a front garden which enjoys a good degree of privacy and includes an additional patio area.

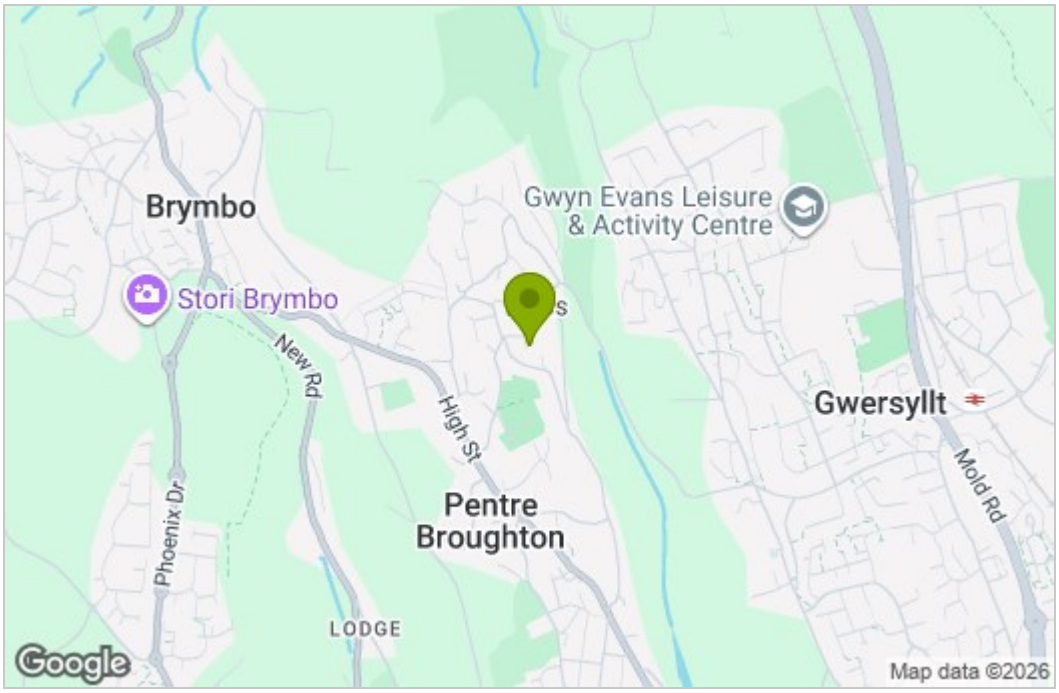
PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.

Floor Plan

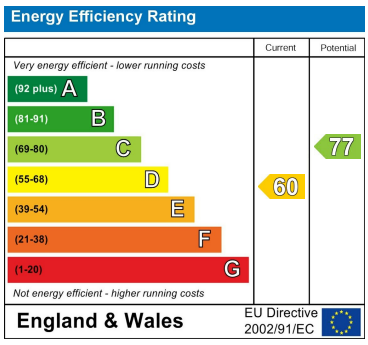




Area Map



Energy Efficiency Graph



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