Wingetts

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1, Church Cottages, Ruabon, Ruabon, LL14 6HP

Price £450,000

Set behind double gates is this charming 3 bedroom semi detached cottage blending character features with modern day comforts within established gardens enjoying a countryside setting with fabulous views to both front and rear yet conveniently located just a short drive from excellent road links and village amenities including schools, riverside pubs/restaurants, supermarkets and a train station. The accommodation has been much improved by the current owner in recent years to include a bespoke quality kitchen, replacement windows and the installation of a ‘Clear View ‘ log burner. Briefly comprising an arched part glazed entrance door opening to the enclosed porch, welcoming hall with turned staircase and cottage style internal doors, ‘homely’ lounge featuring an exposed brick chimney breast and a dual aspect over the front and rear gardens, fitted kitchen breakfast room with quality work surface areas, integrated appliances and a ‘Smeg’ Range cooker. Boiler room housing the Oil central heating boiler, cloaks/w.c. and a Bathroom in a Victorian style with freestanding roll top bath. The 1st floor landing connects the 3 bedrooms, 1 with en-suite, all with lovely views and ornamental cast iron fireplaces. To the outside, the gated gravelled drive provides ample parking and guest parking alongside a lawned garden with privacy hedging. The good sized sunny aspect side garden includes a lawned area for outdoor activities with summerhouse. To the rear is a private courtyard style garden, ideal for outdoor entertaining and relaxing. Energy Rating - E (45)

LOCATION
The historic hamlet of Pen-y-Lan with its local church is surrounded by lovely countryside yet located only approximately 6 miles from Wrexham, 2 miles from Ruabon and approx. 3 miles from Overton therefore having an excellent range of amenities within a short driving distance. Popular pubs/restaurants in Erbistock are within easy reach together with a choice of primary and secondary schools. Ruabon has a train station and supermarket. The A483 by pass provides excellent road links allowing for daily commuting to Wrexham, Chester and Oswestry.

DIRECTIONS
From Wrexham city centre proceed along the A483 Wrexham by-pass in a Southerly direction for 5 miles taking the exit signposted Ruabon and Llangollen. Take the 1st exit at the mini roundabout to the t junction and then turn right towards Erbistock on the A539 Whitchurch Road. Continue for approx 1 mile and turn right for Pen Y Lan, follow the road for a further ½ a mile and the property will be observed on the left opposite the church.

ON THE GROUND FLOOR
Part glazed arched entrance door opening to:

ENCLOSED PORCH
With windows to front and side, tiled flooring, wall light points and part glazed door opening to:

HALLWAY
Featuring a turned staircase with useful storage cupboard below, radiator and cottage style doors off.

LOUNGE 20'11" x 12'1" (6.4m x 3.7m)
A lovely reception room enjoying a dual aspect with upvc double glazed windows to both front and rear, brick built chimney breast with timber mantel and Clearview log burner below on a tiled hearth, wood flooring, picture rail, two radiators and exposed timbers.

KITCHEN/BREAKFAST ROOM 20'0" x 11'9" (6.1m x 3.6m)
Appointed with a Bespoke range of base and wall cabinets complimented by Quartz work surface areas incorporating an inset sink unit with ingrained drainer and mixer tap, integrated dishwasher, integrated washing machine, integrated recycling bin, breakfast bar, Smeg five burner gas Range cooker with inset lighting above, two radiators, two double glazed windows, painted beams, tiled flooring and part glazed stable door.

BOILER ROOM
Fitted with a base cupboard and timber work surface, double glazed window, oil fired central heating boiler and tiled flooring.

CLOAKS/W.C
Appointed with a low flush w.c, corner wash basin, tiled flooring and extractor fan.

BATHROOM 7'10" x 5'10" (2.4m x 1.8m)
Appointed in a Victorian style with pedestal wash basin with mixer tap, free standing Victorian style roll top bath with claw feet and central mixer tap, Victorian style radiator, part tiled walls, double glazed window and extractor fan.

ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

LANDING
With upvc double glazed window, radiator, useful storage cupboard, ceiling hatch to roof space and cottage style doors off.

BEDROOM ONE 11'9" x 10'9" (3.6m x 3.3m)
Upvc double glazed window from which to admire the countryside views, picture rail, cast iron ornamental fireplace and radiator.

EN-SUITE
Appointed with a low flush w.c, wash basin, shower cubicle with electric shower unit, part tiled walls, tiled flooring and extractor fan.

BEDROOM TWO 10'9" x 8'6" (3.3m x 2.6m)
Upvc double glazed window with countryside views, exposed wood flooring, radiator, picture rail, ornamental cast iron fireplace and two built-in storage cupboards.

BEDROOM THREE 9'6" x 7'6" (2.9m x 2.3m)
Upvc double glazed windows to both front and side, cast iron fireplace, radiator and picture rail.

OUTSIDE
Double timber gates open to a gravelled driveway providing parking and guest parking alongside a lawned front garden with established borders and privacy hedging. The good sized side garden provides a lovely private and sunny aspect and includes a lawned area for children's ball games, bordered by hedging, timber summerhouse, storage sheds and a variety of trees and plants. A timber gate leads to the courtyard style rear garden which provides a lovely setting for outdoor dining with a stone paved path leading to the patio area, decorative slate borders with brick edging and a variety of trees and plants.

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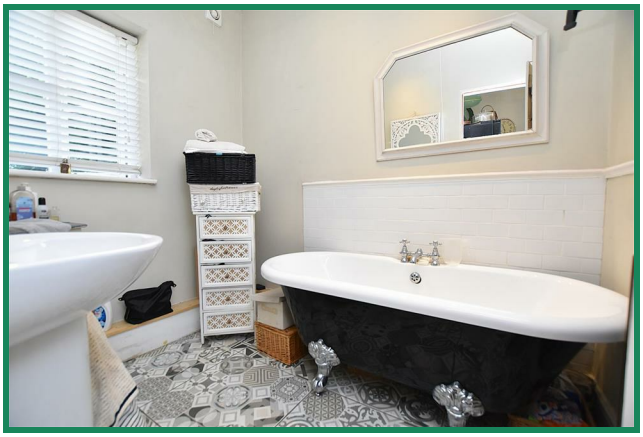

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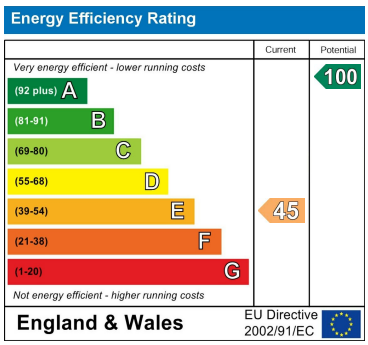
Floor Plan

Area Map

Energy Efficiency Graph



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