



Tender Guide Price £325,000

3 Bedrooms

2 Bathrooms

1 Church Cottages, Pen Y Lan, Ruabon,  
Wrexham LL14 6HP

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## General Remarks

**\*\*FOR SALE BY INFORMAL TENDER WITH WRITTEN OFFERS INVITED UP UNTIL 12:00 ON 28TH MARCH 2025\*\***

Occupying a highly sought after rural location, surrounded by open countryside, 1 Church Cottages is a charming three bedroom property with mature gardens on three sides. Properties in this area rarely come on the market and there is sure to be plenty of interest in this one. Retaining a wealth of character features, the current owner has also sympathetically improved the living accommodation in recent times by way of a new family bathroom and some replacement feature arch windows. Internally the property briefly comprises an entrance porch, hallway, dual aspect living room, kitchen/breakfast room, rear hallway, downstairs w.c., bathroom, landing, main bedroom with en-suite shower room and two further bedrooms.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

## Accommodation

### On The Ground Floor:

**Entrance Porch:** 7' 10" x 7' 10" (2.38m x 2.38m) Feature wooden glazed door to the front elevation. Wooden glazed windows to the front and side elevations. Tiled floor.

**Hallway:** Radiator. Understairs storage cupboard.

**Living Room:** 21' 4" x 12' 0" (6.49m x 3.67m) Double glazed windows to the front and rear elevations. Two radiators. Wooden flooring. Exposed brick chimney breast with inset wood-burner. Picture rail.

**Kitchen/Breakfast Room:** 20' 2" x 7' 3" (6.15m x 2.21m) increasing to 3.62m. Stable door to the rear elevation. Double glazed windows to the front and side elevations. Wall and base units with complementary wood-effect work surfaces. One-and-a-half-bowl ceramic sink and drainer unit with mixer tap. Space for electric range-style cooker. Space for American-style fridge freezer. Plumbing for washing machine. Space for slimline dishwasher. Two radiators. Beamed ceiling. Wall tiling. Tiled floor.

**Rear Hallway:** Double glazed window to the rear elevation. "Worcester" boiler. Tiled floor.

**Downstairs WC:** Two piece white suite comprising a low level w.c. and wash hand basin. Tiled floor.

**Bathroom:** 8' 0" x 6' 1" (2.43m x 1.86m) Double glazed window to the rear elevation. White two piece suite comprising a roll-top bath and pedestal wash hand basin. Radiator. Wall tiling. Tiled floor.

### On The First Floor:

**Landing:** Double glazed window to the front elevation. Attic hatch. Storage cupboard.

**Bedroom 1:** 12' 1" x 8' 6" (3.69m x 2.59m) Double glazed window to the front elevation. Radiator. Picture rail. Feature fire surround.

**En-Suite Shower Room:** White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin. Wall tiling.

**Bedroom 2:** 10' 9" x 8' 9" (3.28m x 2.66m) Double glazed window to the rear elevation. Radiator. Exposed wooden floorboards. Picture rail. Built-in wardrobes. Feature fire surround.

**Bedroom 3:** 9' 5" x 7' 9" (2.88m x 2.35m) Double glazed windows to the front and side elevations. Radiator. Picture rail. Feature fire surround.

**Outside:** Externally there is a gravelled driveway to the front and side of the property providing a generous amount of Off-Road Parking. The front garden has been laid to lawn flanked and interspersed by mature trees and hedging. There is a low maintenance courtyard garden to the rear of the property but the main garden can be found to the side and has again been laid to lawn with mature hedging.

**Services:** There is mains electricity to the property and the drainage is by septic tank which is shared with the neighbouring property. The central heating is a conventional radiator system effected by a wall mounted "Worcester" oil-fired boiler situated in the Rear Hallway.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.







**Method of Sale:**

1. The offer should be submitted to our Wrexham Office to be received by no later than 12.00 on Friday the 28th March 2025. The envelope containing the offer should be marked "1 Church Cottages" in order that no offers are opened until after the deadline.
2. Please state clearly within your offer letter any conditions that are attached such as the sale of an existing property; survey or mortgage finance; or obtaining Planning Consent. If the offer is subject to obtaining a mortgage, please indicate the percentage loan that you will be seeking and whether or not a valuation report has already been carried out.

3. Please give the name and address of the solicitor that would act on your behalf if your offer is successful.
4. Our clients are not bound to accept the highest or indeed any offer that is made. As soon as a decision has been made, all parties will be advised in writing as soon as possible thereafter.
5. No offer will be considered that is made in relation to another offer e.g. £1.00 above the highest offer made and all offers should be for a fixed sum sterling.

**EPC:** EPC Rating – 45|E.

**Council Tax Band:** The property is valued in Band "E".

**Directions:** For satellite navigation purposes use the post code LL14 6HP. From Wrexham proceed south on the A483 until eventually taking exit 1 signposted Whitchurch & Llangollen. At the exit slip road turn left and at the T junction turn right towards Overton. After approximately a mile turn right at the crossroads and proceed into Pen y Lan. As the road bends sharply to the left, the property will be observed on the left-hand side of the road directly opposite the Church.

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