



Asking Price £149,950

Holly Cottage, 2 Sontley Farm Cottages,
Middle Sontley, Wrexham LL13 0YP

2 Bedrooms

1 Bathroom

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General Remarks

Surrounded by open countryside on the fringes of the Erddig National Trust Estate, this rural cottage has plenty of character features and is just three miles from Wrexham city centre. Offered for sale with NO ONWARD CHAIN, the property also benefits from off-road parking and a garden to the front elevation combining a block paved patio with a lawned section. Internally the living accommodation briefly comprises an entrance hallway; dual aspect living room with beamed ceiling and an exposed brick feature chimney breast; kitchen; landing; main bedroom with built-in storage; further double bedroom and a bathroom with white suite and a sky-light. EPC Rating - 40|E.

Location: Located on the fringes of the Erddig National Trust Estate with excellent walks available through open countryside. Wrexham city centre lies approximately three miles away and the A483 by-pass is accessible within a few minutes' drive. Schools and Shops available in the nearby villages of Rhostyllen and Marchwiel.

Accommodation

On The Ground Floor:

Entrance Hallway: Wood glazed stable door to the front elevation. Radiator. Tiled floor. Understairs storage cupboard.

Lounge: 17' 10" x 10' 11" (5.44m x 3.34m) Wooden double glazed window to the front elevation. Wooden glazed stable door to the rear elevation. Radiator. Wood-burner with exposed brick chimney breast. Beamed ceiling.

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Kitchen: 11' 1" x 6' 6" (3.37m x 1.99m) Wooden double glazed window to the rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral gas hob. Integral electric oven. Cooker hood. Space for fridge. Plumbing for washing machine. Wall tiling. Tiled floor. Radiator. "Worcester Green Star" gas boiler.

On The First Floor:

Landing: Attic hatch. Airing cupboard.



Bedroom 1: 14' 9" x 10' 1" (4.50m x 3.07m) maximum. Wooden double glazed window to the front elevation. Radiator. Built-in storage.

Bedroom 2: 10' 9" x 7' 11" (3.27m x 2.42m) Wooden double glazed window to the rear elevation. Radiator.

Bathroom: 6' 9" x 5' 7" (2.06m x 1.69m) Skylight to the rear elevation. White three piece suite comprising a panelled bath with a hand-shower attachment, pedestal wash hand basin and low level w.c. Radiator. Wall tiling.



Outside: Externally there is Off-Road Parking to the front of the property together with a lawned garden and a paved Patio leading off the Lounge. To the rear of the property there is a further block paved area.

Services: Mains water and electricity are connected subject to statutory regulations. Sewerage is serviced by a communal septic tank. Gas supply by communal propane tank. The central heating is a conventional radiator system effected by the wall mounted "Worcester Green Star" gas-fired boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "C".

Directions: Leave Wrexham city centre on the Ruabon Road continuing through Felin Puleston. After passing over the bridge turn left onto Hafod Road and continue until eventually passing the rear entrance gate to Erddig National Trust. Continue to the junction and turn left and then bear left again for Sontley. Continue through the dip and up the other side, when "Middle Sontley Farm Cottages" will be approached on the left.



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.