



Hawthorn Cottage, 1 Sontley Farm Cottages, Middle Sontley, Wrexham, LL13 0YP

Asking Price: £149,950

**Bowen Son
and Watson**

with **Kent Jones**

Retaining many of its original characterful features in this cosy and well presented two bedroom end-of-terrace barn conversion located in a peaceful and rural setting on the fringe of Erddig National Park/Estate. In brief the property comprises an entrance hallway, lounge, kitchen with two bedrooms and family bathroom on the first floor. Internal viewing comes highly recommended to appreciate the property in full. EPC Rating - 'E'46'.



Hawthorn Cottage, 1 Sontley Farm Cottages,
Middle Sontley, Wrexham, LL13 0YP

- Available with No Onward Chain
- Set in Rural Countryside on the Outskirts of Erddig National Park
- A Cosy Two Bedroom End-of Terrace Barn Conversion
- Presented to a High Standard Throughout
- Off-Road Parking and Gardens / Rural Countryside Views
- Internal Viewing Recommended

Description:

A cosy two bedroom end-of-terraced barn conversion with countryside views forming part of Sontley Farm Cottages. Presented to an excellent finish throughout and retaining many of its character features. The accommodation in brief comprises an entrance hallway, lounge/dining area and traditionally fitted kitchen with feature Belfast sink. There are two bedrooms with exposed timbers on the first floor together with family bathroom.

Location:

Located on the fringe of Erddig National Trust Estate and Park with excellent walks available through open countryside. Wrexham Town Centre lies approximately 3 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 Marchwiell.

The Accommodation

(with approximate room dimensions) On The Ground Floor comprises:-

Entrance Hallway

Tiled flooring. Radiator. Understairs storage housing the electric consumer unit. Ceiling light fitting. PVCu external stable door. Features exposed timbers and brickwork.

Lounge

18' 0" x 10' 1" (5.48m x 3.08m)

Feature multi-fuel burner on a tiled hearth with brick surround. Feature beams to ceiling. Solid oak wood flooring. Double glazed window. Telephone point. Power points. Radiator. Two ceiling light fittings. Feature crenellated windows with exposed brickwork. Serving hatch. PVCu French doors to rear garden.

Kitchen

11' 0" x 6' 4" (3.36m x 1.93m)

Comprising a range of wall and base units in light blue/grey with tiled splash-back and solid wooden work tops. Belfast sink. Terracotta tiled flooring. Radiator. Double glazed window. Breakfast bar. Power points. Four-ring electric ceramic hob with "Indesit" fan oven beneath and extractor hood above. Ceiling light fitting. Integrated fridge freezer and washing machine.

On The First Floor:

Landing

Fitted carpet. Ceiling light fitting. Loft hatch. Airing cupboard housing the "Worcester Bosch" combination boiler. Radiator.



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 expressly 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.

Bedroom One

14' 8" x 10' 3" (4.47m x 3.13m)

Fitted carpet. Two double glazed windows. Radiator. Two ceiling light fittings. Feature exposed timbers. Power points. Over-stairs storage cupboards.

Bedroom Two

10' 8" x 7' 7" (3.26m x 2.32m)

Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting.

Family Bathroom

6' 11" x 5' 6" (2.10m x 1.68m)

Comprising a low level w.c., pedestal wash hand basin and panelled bath with "Triton" electric shower unit over. Fully tiled walls. Vinyl flooring. Frosted double glazed window. Radiator. Towel rail. Electric shaver point. Ceiling light fitting. Exposed timbers.

Exterior:

To the front of the property there is a yard and gated access to the driveway. To the rear there is an enclosed garden with block paved Patio Seating Area, a mix of fenced, walled and hedged boundaries. Steps lead up onto the lawned garden with planted borders. Off-Road Parking for two vehicles to the rear.

Services:

Mains water and electric. Heating by way of LPG (Liquefied Petroleum Gas) and private drainage.

Tenure:

We are advised the property is Freehold. No Chain.

Viewing:

By prior appointment with the Agents.

Directions:

Leave Wrexham Town Centre on 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 Cottages will be approached on the left.



Knowledge | Expertise | Integrity

➔ Looking to **Sell** or **Let**? ➔ Do you need **mortgage** advice? ➔ Need a **Survey**?

Contact your local branch of **Bowen Son and Watson with Kent Jones** today!

**Bowen Son
and Watson**

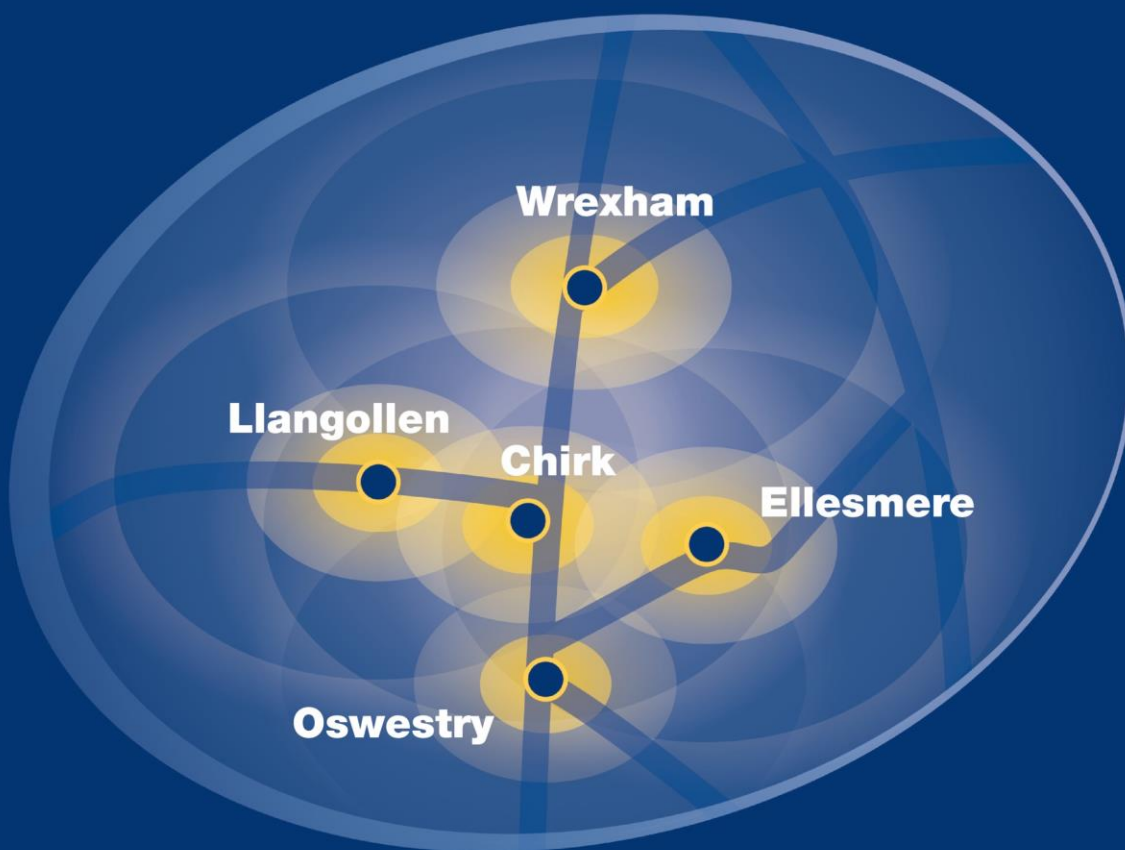
with **Kent Jones**

Knowledge | Expertise | Integrity

Bowen Son and Watson with Kent Jones - Wrexham Office
Tel: 01978 340000

1 King Street, Wrexham, LL11 1HF
wrexham@bowensonandwatson.co.uk
www.bowensonandwatson.co.uk

Offices in Oswestry, Ellesmere, Chirk, Wrexham and Llangollen



RICS

The mark of
property professionalism worldwide

Chartered Surveyors | Auctioneers and Valuers | Estate and Letting Agents

View all our properties at www.bowensonandwatson.co.uk

