

3 Moreton View, Gyfelia, Wrexham, LL13 0YN



A modernised three bedroom cottage property with loft conversion situated within sought after rural surroundings having an 80 foot garden with timber studio. The property has double glazing to all window openings and oil fired central heating which is supplemented very effectively by additional solar panels. The kitchen is fitted with a range of modern units having built-in appliances whilst the bathroom has a white suite with chrome fittings including shower. Parking space. Viewing recommended.

Asking price £134,950

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Directions Leave Wrexham on the A483 dual carriageway in the direction of Oswestry leaving at the junction signposted Bangor on Dee and The Plassey. Turn left at the junction and pass down the hill (past the farm on the right) and after passing around the right hand bend Moreton View will be observed on the left hand side.

ENTRANCE HALL Approached through a lead lighted part glazed door. Ceramic tiled floor, radiator, smoke alarm, telephone point, fitted coat hooks, stairs off, feature archway.

LOUNGE 10'10 x 10'10 (3.30m x 3.30m) Double glazed window with views towards open countryside, TV aerial point, radiator with thermostat, square archway to:

DINING ROOM 11'11 x 11' (3.63m x 3.35m) Laminate timber effect flooring, double glazed window, fitted dresser unit having base storage cabinets with glazed display cabinets above with drawers. Radiator with thermostat, understairs storage cupboard off, fitted shelving to chimney breast recess.

KITCHEN 12'8 x 8'4 (3.86m x 2.54m) Fitted with a range of oak effect fronted units comprising one and half bowl stainless steel single drainer sink unit set into a range of base units including drawer pack and having double deep pan drawers set beneath granite topped work surfaces. Feature sunken breakfast bar with granite top. Freestanding oil fired central heating boiler. Space with plumbing for automatic washing machine. Built-in stainless steel finished electric double oven and grill. Space for upright fridge/freezer, inset four ring halogen hob having stainless steel extractor hood above. A range of matching suspended wall cupboards, double glazed window to side elevation, double glazed French doors with double glazed side windows to rear garden. Tiled floor, four branch ceiling spotlight.

FIRST FLOOR LANDING Smoke alarm, solar panel controls, radiator.

NO. 1 BEDROOM 14'3 x 10'11 (4.34m x 3.33m) Radiator, two double glazed windows with rural views, telephone point, loft hatch with timber folding down ladder to loft conversion.

LOFT CONVERSION 14'4 x 8' (4.37m x 2.44m) With Velux rooflight, exposed brickwork to chimney breast, fully boarded flooring with carpet.

NO. 2 BEDROOM 11'11 x 8'7 (3.63m x 2.62m) Radiator, double-glazed window.

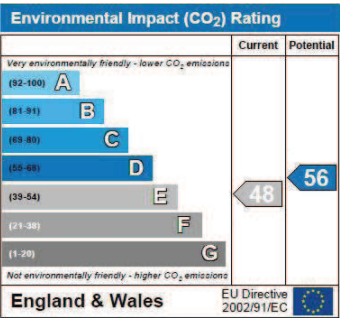
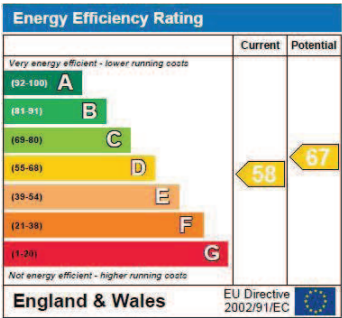
NO. 3 BEDROOM 8'4 x 6' (2.54m x 1.83m) Radiator, double-glazed window, laminate timber effect flooring.

BATHROOM 6'2 x 5'7 (1.88m x 1.70m) Fitted with three piece white shell pattern white suite comprising close coupled WC, pedestal wash hand basin and panelled bath with mains power shower fitted above. Part ceramic tiling to back and wash hand basin, chrome finished heated towel rail, double glazed window, chrome finished fittings.

OUTSIDE To the front elevation there is a parking space with pathway leading to the front door. To the rear there is a timber deck leading to gravel beds with pathway leading to pergola arch which leads to a play area beyond which there is a vegetable garden having raised timber planters. At the rear of the garden there is a purpose built timber studio. Timber stores.

TIMBER STUDIO 12' 12' (3.66m 3.66m) With extended 6' porch and fitted with electric light and power. Part glazing, double timber doors.

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Viewing strictly by arrangement with the Agents through their Ellesmere Office.

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