

Situated within the highly sought-after village of Gresford, this charming three double bedroom detached cottage is rich in character and has been thoughtfully renovated in recent years to create a ve...
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Entrance/Conservatory
Timber built conservatory with wooden flooring, power sockets and views of the garden. Access into the main residence.

Dining Room
Two uPVC double glazed windows to the front and into the conservatory. Working open fireplace set on a slate fireplace with wooden mantel. Radiator, four wall lights, original wooden flooring, doors to stairwell and kitchen.

Kitchen
Newly fitted 'Howdens' kitchen housing a range of wall, drawer and base units with complimentary work surface over incorporating a belfast sink unit with mixer tap over. Integrated appliances to include dishwasher, fridge-freezer, washing machine, tumble dryer and range stove with extractor over. Porcelain tiled flooring, beamed ceiling, three ceiling light points, four wall lights, access to loft space, splash-back tiling, doors to ground floor bathroom and living room.

Pantry
Wooden window to side, wall mounted combination boiler, shelving, power and lighting.

Living Room
Wooden glazed doors to garden area, wood burner set within an exposed brick chimney breast, built in log storage unit to the side, beamed ceiling, wooden laminate flooring, panelled radiator and ceiling light point. door leading to inner hallway.

Inner Hallway
Beamed ceiling, wooden laminate flooring, radiator, ceiling light point, doors to two bedrooms.

Bedroom One
Spacious double bedroom featuring a vaulted and beamed ceiling, wooden window to the front, wooden laminate flooring, two ceiling light points, two wall lights, radiator, access to loft storage via hatch and access to dressing area.

Dressing Area
Space for wardrobes and furniture, wooden laminate flooring, ceiling light point and door into WC.

En-suite
Two piece suite comprising WC and wash hand basin with concealed cistern. Radiator, tiled floor, extractor, frosted window to front and access to loft space.

Bedroom Two
Wooden window to front, wooden laminate flooring, radiator, ceiling light point and beamed ceiling.

Bathroom
Four piece bathroom suite comprising low-level WC, wash hand basin set on a wooden drawer unit with mixer tap over, separate mains shower cubical and freestanding rolltop bath with traditional style mixer tap and shower head. Tiled flooring, wood panelled walls, extractor, recessed LED lighting, radiator wooden frosted window to rear.

Landing Area
Stairwell from the dining room leads to a landing space with window to the front, ceiling light, original flooring and doors into bedroom and bathroom.

Bedroom Three
UPVC double glazed window to front, feature cast iron decorative fireplace, original floorboards radiator, two ceiling light points, vaulted and beamed ceiling,

Bathroom
Three piece traditional suite comprising low-level WC, pedestal wash hand basin and double walk in mains shower with traditional style fittings. Velux sky light, original wooden flooring, radiator and two ceiling light points.

Garage
Double garage with electric up and over door, power and lighting.

Outside
The property is situated along a driveway where right of way is granted giving access to a private decorative stone driveway with space for three vehicles, There is a pleasant lawned garden area to the front of the property with established shrubberies, trees and hedging to the boundary. There are paved patios and a seating area aswell as an outside tap and lighting.

Additional Information
The original stone property was built prior to 1900 with there being two additional extensions added over the years. The home has undergone a scheme of renovation in recent years. The original cottage has been tanked, wall insulation added and re-plastered. Loft insulation has been added. There has been a partial re-wire with everywhere being completed except one room. There has been new kitchen and bathrooms fitted along with general decoration throughout. The home has two working fireplaces one being log and the other being an open fire. The home has maintained some


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Approximate total area(1)

1487 ft²

138.2 m²

Reduced headroom

9 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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