Town & Country

Estate & Letting Agents

Eaton Cottage Russell Street, Cefn Mawr, LL14 3BL

Offers In The Region Of £350,000

An excellent opportunity to purchase this beautifully presented three-bedroom detached stone cottage, which has been comprehensively refurbished throughout and is in 'walk in' condition throughout. The versatile ground floor accommodation briefly comprises an entrance hall, a welcoming lounge, and a stylish fitted kitchen/dining room with access onto a balcony with fantastic far reaching views towards Llangollen and the Berwyns, together with a contemporary downstairs shower room. To the first floor are three well-proportioned bedrooms and luxury family bathroom. Externally, the property provides ample off-road parking to the side. The side and rear gardens are predominantly gravelled for ease of maintenance. Situated in the popular area of Cefn Mawr, the property is ideally positioned for a range of local amenities including shops, schools, and public transport links. Wrexham and the pretty town of Llangollen are within easy reach, as are convenient links to the wider motorway network, making this an ideal home for commuters and families alike. The area is perfect for nature lovers too with lots of wildlife and great country walks on the doorstep. A must see property in a fantastic location!!

Directions

From Oswestry join the A5 travelling towards Wrexham and take the exit towards Ruabon. Follow the road along towards Llangollen, passing the new housing development on the left hand side. Take the next turning on the left onto King Street, then turn left onto High Street. take the first turning onto Russell Street where the property will be observed on the right hand side.

Hall 7'10" x 5'6" (2.40m x 1.70m)

A uPVC front door with glazed panel opens into a welcoming entrance hall, enhanced by attractive herringbone parquet flooring and offering excellent storage via a large cloak cupboard, together with a radiator. Doors lead to the shower room and the kitchen.

Downstairs Shower Room 7'10" x 7'2" (2.40m x 2.20m)

A beautiful recently refitted shower room finished to an good standard, comprising a spacious double shower enclosure with frameless glazed screen, contemporary sanitary ware, underfloor heating and marble-effect wall tiling.

Kitchen 10'11" x 8'11" (3.34m x 2.72m)

The modern, well appointed kitchen is fitted with an extensive range of contemporary wall and base units complemented by premium granite work surfaces. A feature twin-bowl inset Belfast sink with drainer and mixer tap sits beneath a window enjoying delightful far-reaching countryside views. There is a matching central island, providing additional preparation space and storage. Integrated appliances include a double oven and four-ring gas hob with extractor canopy over, whilst there is additional space and plumbing for a dishwasher. The room is further enhanced by attractive wooden flooring and recessed ceiling spotlights, creating a stylish and highly functional family kitchen.

Additional Photo

Dining Room 13'5" x 8'11" (4.09m x 2.74m)

The kitchen opens seamlessly into a superb dining area, creating an impressive space for both everyday family living and entertaining. A vaulted ceiling with exposed beams and two Velux roof windows enhances the sense of space and character, whilst a continuation of the wooden flooring adds warmth throughout. Patio doors open onto the balcony, perfectly positioned to take

advantage of the delightful countryside views towards Llangollen and the Berwyn mountains beyond. The dining area offers ample space for a large table and chairs and is further complemented by a striking feature log-burning stove set upon a marble hearth, creating an attractive focal point and a cosy atmosphere.

Additional Photo

Additional Photo

Lounge 18'9" x 12'11" (5.74m x 3.94m)

A cosy and inviting reception area featuring attractive wooden flooring and a useful storage cupboard. A window to the rear enjoys pleasant views over the surrounding countryside, whilst stairs rise to the first floor. The room is further enhanced by tasteful wall lighting, creating a warm and welcoming atmosphere.

Additional Photo

First Floor Landing

The first floor landing has doors leading to the three bedrooms and the family bathroom.

Bedroom One 18'9" x 12'11" (5.72m x 3.94m)

A particularly spacious double bedroom having a window to the side enjoying delightful views. The room benefits from a dedicated dressing area, providing excellent wardrobe and storage space, and offers ample room for additional bedroom furniture, creating a comfortable and spacious room.

Additional Photo

Bedroom Two 10'4" x 7'8" (3.15m x 2.34m)

A well-proportioned double bedroom with a window to the front taking in the stunning views and allowing for plenty of natural light.

Bedroom Three 8'9" x 8'7" (2.67m x 2.64m)

A generously sized third bedroom featuring a side-facing window, providing natural light and a pleasant outlook, with ample space for a range of bedroom furnishings or use as a home office if required.

Bathroom 8'11" x 8'5" (2.74m x 2.59m)

This attractive, well appointed bathroom is fitted with a contemporary freestanding bath with central mixer tap and shower attachment, complemented by a WC and wash hand basin. The room is enhanced by stylish panelled walls and modern laminate flooring, together with a radiator. A rear-facing window provides natural light.

Cellar 22'11" x 17'6" / 14'4" x 9'10" (7.00m x 5.34m / 4.37m x 3.00m)

The cellar is located beneath the house and is split into two areas. Accessed via a door from the garden providing great storage.

Parking

Externally

The property benefits from off-road parking for two vehicles to the side. The side garden is mainly gravelled for ease of maintenance and also includes a useful timber garden shed.

To the rear, the garden is predominantly gravelled and enjoys far-reaching views, creating a particularly appealing outdoor setting. Steps rise to a dedicated patio area perfect for al fresco dining. The garden is fully enclosed by fencing, offering a good degree of privacy. Steps lead up to the balcony providing a stunning area to s it and take in the surrounding scenery. Double gates at the far end of the garden open onto the lane allowing for more parking of several vehicles if required.

Additional Photo

Additional Photo

Views

Additional Photo

Services

The agents have not tested the appliances listed in the particulars.

Tenure/Council Tax

We understand the property is freehold although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band C.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Town and Country Services

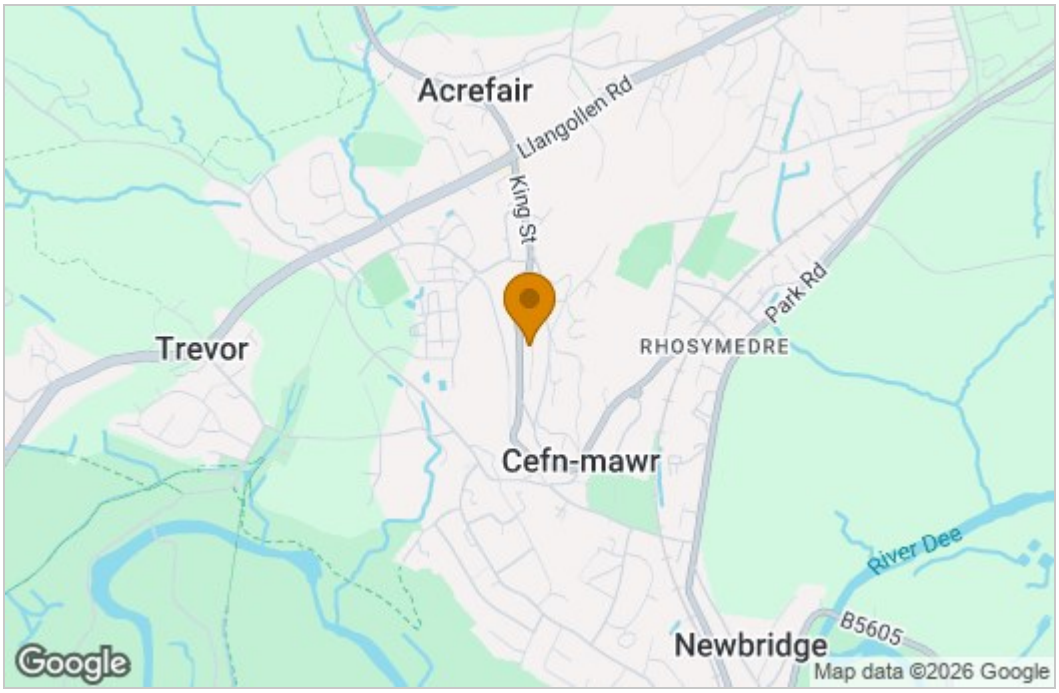
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Money Laundering Regulatory Checks

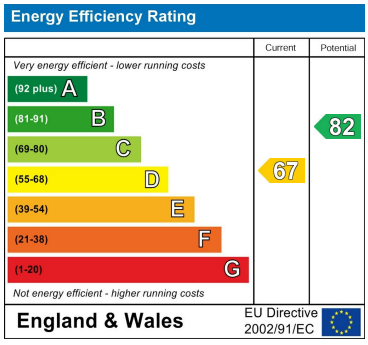
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Floor Plan

Area Map



Energy Efficiency Graph



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