







1 Bryn Cottages Pen Y Lan, Ruabon, Wrexham, LL14 6HP  
Offers Over £475,000

1 Bryn Cottages is a unique property having undergone a programme of refurbishment by the current owner. A rare location within the charming and much sought after village of Pen-Y-Lan with excellent views of the local countryside. In brief the accommodation affords country style kitchen opening into a dining area with bi-fold doors to capture the open country views, living room, utility and two ground floor bedrooms and one ensuite. To the first floor are two further bedrooms, one being en-suite and family bathroom. Externally there is a front garden and gravelled parking area, to the rear is a patio seating area, garden with open aspect, workshop, outbuilding and car port with further parking area.



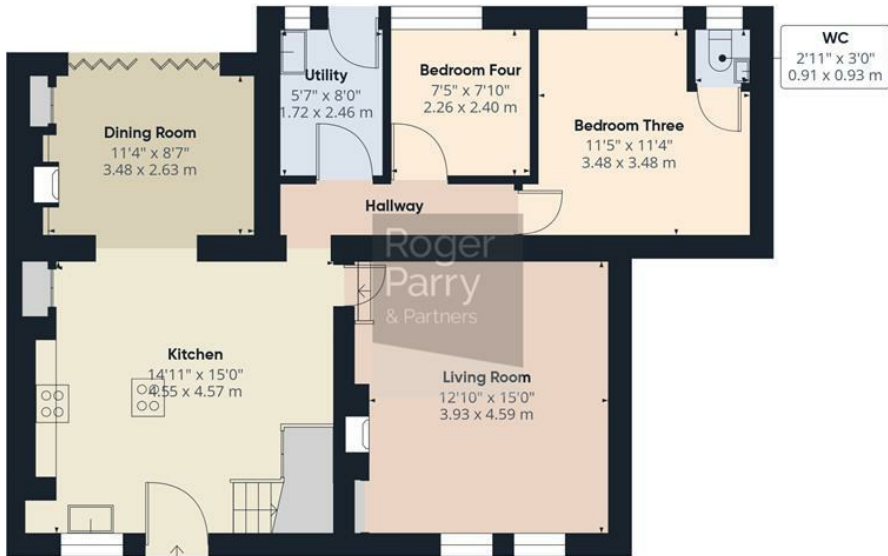




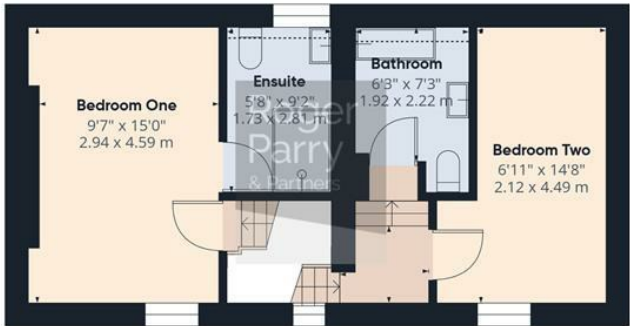




Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

1221 ft<sup>2</sup>  
113.5 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(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.

GIRAFFE360



**LOCATION**

Situated in the rural hamlet of Pen-yLan, approximately 2.5 miles from the popular village of Ruabon which has an excellent range of local facilities for a village of its size. The property is within easy motoring distance of the larger centres of Wrexham (8 miles), Ellesmere (10 miles) and Chester (20 miles), all of which, have a more comprehensive range of amenities of all kinds

**SUMMARY**

1 Bryn Cottage is a beautiful characterful property boasting original features and has been upgraded by the current owner. Newly fitted kitchens, bathrooms, flooring, electrics and plumbing have been installed, aswell as windows and external doors. There are still some finishing touches the owner has to complete, but is not to be missed.

**KITCHEN**

14'11 x 15 (4.55m x 4.57m)

Beautiful country style kitchen offering an array of wall and base units with work surfaces over, inset sink with mixer tap and drainer below uPVC window overlooking the front. Integrated appliances to include oven and hob, oil fired AGA, and dishwasher. Wood flooring, Victorian style radiators, part tiled walls, beams to ceiling, and spot lighting. UPVC front door, stairs to first floor and step down into the dining area.

**DINING ROOM**

11'4 x 8'7 (3.45m x 2.62m)

A real feature with Bi-Fold doors opening onto the rear patio and sky lights letting in the natural light. Feature cast iron wood burner, Parquet flooring, exposed brick wall, ceiling light and built in storage cupboard.

**LIVING ROOM**

12'10 x 15 (3.91m x 4.57m)

Another character room with exposed brick fire place with beam over, panelled walls, beam to ceiling and wood floor boards. UPVC window to the front, radiator wall lights and built in shelving.

**UTILITY**

5'7 x 8 (1.70m x 2.44m)

Fitted with wall and base units and work surface with void below for appliances. Porcelain sink with mixer tap, uPVC door and window to the rear, part tiled walls, tiled flooring and ceiling light.

**BEDROOM FOUR**

7'5 x 7'10 (2.26m x 2.39m)

With uPVC window to the rear, ceiling light and radiator.

**BEDROOM THREE**

11'5 x 11'4 (3.48m x 3.45m)

Double room with exposed brick feature to wall, uPVC window to the rear, ceiling light and radiator. There is a door into the ensuite with low level WC and wash hand basin.

**FIRST FLOOR**

Split level landing with ceiling light and access to;

**BEDROOM ONE**

9'7 x 15 (2.92m x 4.57m)

Double room with uPVC window to the front and sky light to the rear, two built in storage cupboards, ceiling light and radiator. Door into;

**ENSUITE**

5'8 x 9'2 (1.73m x 2.79m)

White suite comprising walk-in shower, low level WC and vanity unit with wash hand basin. Tiles to walls and floors, and ceiling light.

**BEDROOM TWO**

6'11 x 14'8 (2.11m x 4.47m)

Double room with uPVC window to the front and sky light, ceiling light and radiator.

**BATHROOM**

6'3 x 7'3 (1.91m x 2.21m)

White suite comprising high rise bath, vanity unit with wash hand basin and low level WC. Tiled floor and walls, ceiling light and sky light.

**EXTERNAL****REAR**

To the rear there is a patio area accessed from the dining room, boiler room, and steps up to the lawn garden enclosed to one side by fencing, There is a gravelled walk way leading to the outbuildings and further parking area. There is a right of way for the neighbour to the rear, and a further raised garden perfect for sitting in the evening and overlooking the open fields.

**FRONT**

To the front of the property there is a gravelled parking area and lawn with variety of flowers and shrubs.

**OUTBUILDINGS****CAR PORT**

16 x 16 (4.88m x 4.88m)

**WORKSHOP**

15 x 9'6 (4.57m x 2.90m)

**BUILDING**

32 x 18 (9.75m x 5.49m)

Currently used as storage, but with relevant permissions would be an ideal holiday let or granny annexe.

**Agent Note**

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### TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that mains electric and water are connected. Oil central heating and septic tank. We understand the Broadband Download Speed is: Standard 6 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

### COUNCIL TAX BANDING

We understand the council tax band is E - Wrexham. We would recommend this is confirmed during pre-contact enquiries.

### SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.





**Local Authority:** Wrexham

**Council Tax Band:** E

**EPC Rating:**

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

### Directions:

What3words: ///sinkhole.mammoths.ironclad

### Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

[oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.