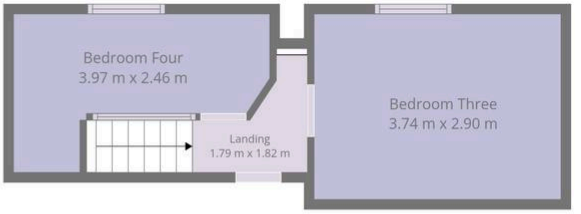
Yale Cottage, Llandegla, Wrexham, LL11 3AE - £470,000

Tenure: Freehold | EPC: TBC | Council Tax: F

Nestled in a peaceful woodland setting, is charming characterful 19th century detached four bedroom home. Step inside to discover exposed stone walls, exposed beams and a gorgeous oak staircase. The heart of the home is the open plan kitchen, diner, and living area, featuring an exposed stone wall and log burner, further there is a cosy snug with an inglenook fireplace and a separate utility room with conveniently located cloakroom for everyday practicality. The property includes a family bathroom with a separate W.C and four bedrooms. Sustainable living is supported by the addition of solar panels and an air source heat pump, enhancing energy efficiency throughout the home. The double garage and stable add further versatility, complemented by ample off-street parking and wrap around garden. Located in a sought-after village of Llandegla, this unique home promises a wonderful lifestyle in a picturesque, tucked away position, surrounded by natural beauty and a sense of seclusion, while remaining within easy reach of local amenities.



2nd Floor

Ground Floor

1st Floor

Total: 149 m2
Ground Floor: 68 M2, 1st Floor: 59 M2, 2nd Floor: 22 m2
Excluded Areas: Utility: 10 M2, Bay Window: 2 M2, Walls: 15 m2

ended As a Guide Only. Whilst Every Effort Has Been Made To Ensure Accuracy, All Dimensions, Areas And Layouts Are Approximate And May Vary Slightly From The Finished Property. The Plan Is Not To Scale And Should Not Be Used For Any Purpose Requiring Precise Measurements. Purchasers And Tenants Should Verify All Measurements Independently Before

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