



Stone Walls

Wrexham | | LL13 0TB

Offers In Excess Of £400,000

**MONOPOLY**<sup>®</sup>

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# Stone Walls

Wrexham | | LLI3 OTB

WOW!! A wonderful, individually built 4 bedroom detached bungalow set on approximately 1/3 of an acre with fantastic open rural views of the fields beyond. This unique property originally dates back to the 1840's with various extensions over the years to form an impressively spacious and versatile property with some characterful and charming features, offering 4 bedrooms, 2 reception rooms, large conservatory, en-suite and attractive country style kitchen, all of which can only be appreciated on internal inspection. A real feature to this property are the extensive gardens which are formed to the rear and predominantly to one side of the property, mainly lawned with an array of attractive trees and fauna and large storage shed/ man cave. As well as having attractive gardens there are stunning rural views of the fields beyond. In brief the property comprises of; hallway, 4 bedrooms, en-suite, family bathroom, kitchen, utility area, lounge and conservatory.

- A fantastic 4 bedroom detached bungalow
- Set in approximately 1/3 acre
- Stunning rural views
- Spacious and characterful living accommodation
- Conservatory
- 2 Bathrooms
- MUST BE VIEWED TO BE APPRECIATED



### Hallway

The front door opens to a long hallway with beamed ceiling, attractive oak doors off to two of the bedrooms and opening into the sitting room, double glazed window.

### Bedroom 1

14'9" x 11'10" (4.52m x 3.62m)

Superbly presented with a double glazed window to the front, fitted wardrobes, carpeted flooring.

### En-Suite

6'10" x 4'2" (2.10m x 1.29m)

A modern suite comprising of a low level w.c with concealed cistern, wash hand basin with vanity unit under, shower cubicle, fully tiled walls, double glazed window.

### Bedroom 2

13'8" x 8'6" (4.19m x 2.60m)

Spacious and well presented with dual aspect double glazed windows to the rear with fantastic rural views, feature beamed ceiling, wood effect flooring.

### Bedroom 3

11'10" x 7'11" (3.62m x 2.42m)

Well presented with a feature beamed ceiling, double glazed window to the rear offering stunning field side views, wood effect flooring.

### Sitting Room

11'9" x 11'8" (3.60m x 3.56m)

A well presented room, versatile in it's use with French doors off to the rear garden, double glazed windows, wood effect flooring, door into the inner hallway.

### Inner Hallway

With wood effect flooring, attractive oak doors to the kitchen, lounge and bathroom.

### Lounge

16'11" x 11'1" (5.16m x 3.38m)

A fantastic room, beautifully presented and having a feature fireplace with inset wood burner, tiled hearth and timber mantel, wood effect flooring and french doors into the conservatory.

### Conservatory

19'7" x 9'4" (5.99m x 2.87m)

A superb extra living space being spacious and with lovely field side views, french doors off to the rear garden, wood effect flooring.

### Kitchen

11'10" (+entrance to conservatory) x 12'11" (3.61m (+entrance to conservatory) x 3.96m)

A superbly appointed country style kitchen fitted with a range of Bespoke pine wall, drawer and base units, solid wood work surfaces with inset 1 1/4 sink and drainer, integrated dishwasher, built in electric oven, 4 ring electric hob with extractor fan over, tiled flooring, space for a fridge/freezer, part tiled walls, double glazed window, door off to the garden.

### Utility Area

6'11" x 4'9" (2.13m x 1.47m)

With working surface, plumbing for a washing machine, space for a dryer, double glazed window, oil boiler, quarry tiled flooring.

### Bedroom 4

11'0" x 7'1" (3.37m x 2.16m)

With a feature double glazed porthole window to the front, carpeted flooring.

### Bathroom

7'5" x 7'1" (2.27m x 2.18m)

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, fully tiled walls, window.





## Outside

Occupying approximately 1/3 of an acre with a stunning open aspect to the rear benefitting from stunning countryside views and gardens which are formed to the rear and then an extensive predominantly lawned garden at the side. The gardens at the rear of the property have a paved patio ideal for sitting and enjoying the pleasant views, leading on to a lawned garden and gated access to one side where there is a garden pond and a gravelled driveway providing off road parking.

The side garden is impressively generous with an array of trees and fauna and access to a large timber shed/man cave. There are also gates which could also be used for vehicular access off the road.

## Important Information

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

## MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage.









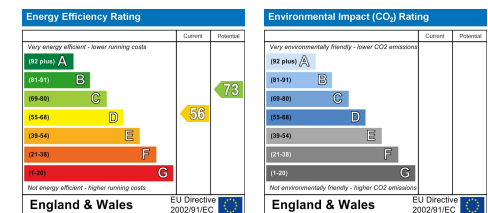


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