



5 Milestone Court

Wrexham || LL11 5BJ

£320,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Wrexham | | LL11 5BJ

A deceptively spacious 4 bedroom, 2 bathroom Mews house forming part of an exclusive development of 10 properties within the rural village of Bwlchgwyn. This impressive property offers beautifully presented living accommodation throughout, spacious rooms, superbly appointed kitchen and bathrooms all of which can only truly be appreciated on internal inspection. This stunning property really is unique and extremely versatile in it's use with what was originally a bedroom downstairs due to it's downstairs bathroom access but could also be used as another reception room. There are 3 superb size bedrooms to the first floor along with another bathroom. The property also benefits from fantastic views of the hills beyond. The village of Bwlchgwyn offers some spectacular scenery along with excellent walks and is still only approximately 6 miles from Wrexham city centre as well as good access to the A483 for commuting. In brief the property comprises of; hallway, bedroom 4/snug, open plan dining room/kitchen, downstairs bathroom and lounge to the ground floor and 3 bedrooms and a Jack and Jill bathroom to the first floor.

- A stunning 4 bedroom, 2 bathroom Mews property
- Exclusive development
- Impressively spacious rooms throughout
- Bathrooms to the ground and first floor
- Versatile living accommodation
- Beautifully presented throughout
- Fantastic hillside views
- MUST BE VIEWED TO BE APPRECIATED



Hallway

A long entrance hallway with carpeted flooring, opening into the open plan kitchen/dining room.

Bedroom 4/Snug/Office

18'8" x 9'3" (5.70m x 2.82m)

Immaculately presented and versatile in its use, originally meant for a ground floor bedroom but is currently being used as another reception room with a double glazed window to the front offering wonderful views of the hills beyond, carpeted flooring.

Kitchen/Dining Room

26'9" max x 19'4" max (8.17m max x 5.90m max)

A stunning open plan kitchen/dining room being impressively spacious with a well appointed kitchen offering a range of modern cream gloss wall, drawer and base units, wood effect working surface with inset stainless steel sink and drainer, built in electric oven and grill, 4 ring electric hob with extractor fan over, integrated dishwasher and fridge/freezer, part tiled walls, plumbing for a washing machine, space for a dryer, skylight, wood effect cushioned flooring. The dining area has carpeted flooring, door to a cupboard housing the 'Ecodan' hot water tank, stairs off to the first floor, door to under stairs storage cupboard.

Lounge

18'8" x 15'8" (5.71m x 4.79m)

Beautifully presented and again impressively spacious with french doors off to the front and with stunning views of the hills beyond, carpeted flooring.

Ground Floor Bathroom

6'5" x 8'11" & 8'10" x 6'1" (1.98m x 2.72m & 2.70m x 1.87m)

A stunning, superbly appointed bathroom, divided with one area having a large walk in shower with 'Rainforest' style shower head over and opening into

area with a low level w.c, wash hand basin with vanity unit under, bath, tiled flooring, fully tiled walls, wall mounted radiator.

First Floor Landing

With carpeted flooring, access to the loft space.

Bedroom 1

18'3" x 15'2" (5.57m x 4.63m)

Stylishly presented and very spacious with 2 velux windows, carpeted flooring, door to the Jack and Jill bathroom.

Jack and Jill Bathroom

11'0" x 6'2" (3.36m x 1.89m)

Well appointed and fitted with a low level w.c, pedestal wash hand basin, bath with wall mounted shower head over, tiled flooring, part tiled walls, velux window.

Bedroom 2

18'2" x 14'4" (5.54m x 4.38m)

Spacious and well presented with modern fitted wardrobes, carpeted flooring, 2 velux windows with wonderful views of the hills.

Bedroom 3

11'5" x 11'3" (3.48m x 3.43m)

Again well presented with fitted wardrobes with sliding doors, velux window again with fantastic views, carpeted flooring.

Garden

To the front is a well maintained hard landscaped garden, mainly slated with a paved patio making it an ideal place to sit and enjoy the stunning far reaching views.

Parking

There are 2 designated off road parking spaces with 4 extra guest spaces.





Additional Information

The heating for the property is electric Air Source heating.

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.

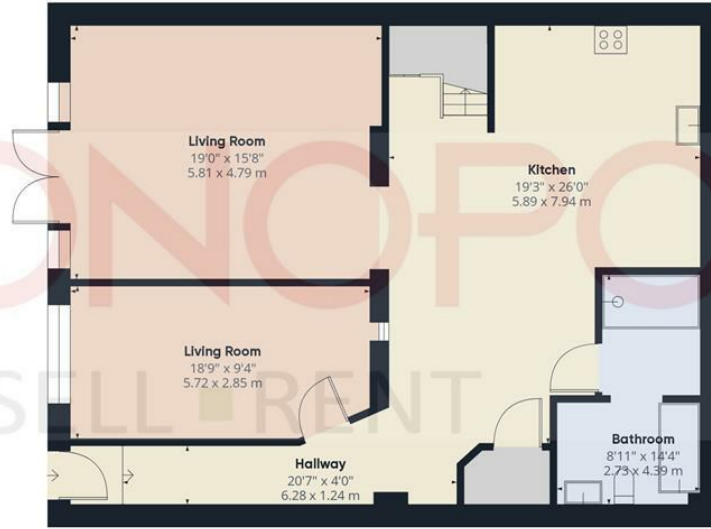
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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 details must therefore be taken as a guide only.



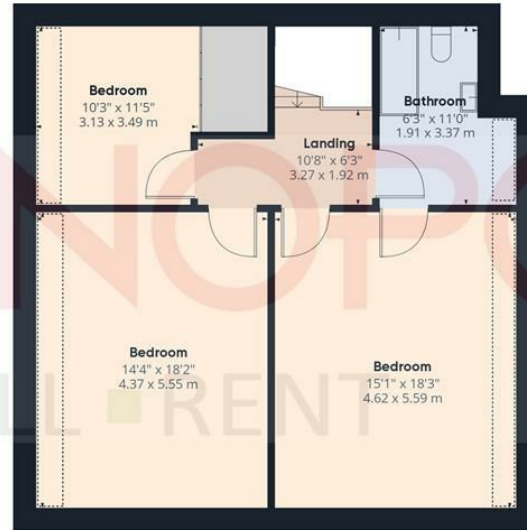




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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1957.28 ft²
181.84 m²

Reduced headroom

77.31 ft²
7.18 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

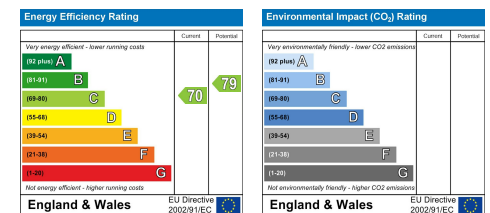
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Real Estate



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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