



Little Erlas Farm

Wrexham | | LL13 0PE

£785,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY

BUY ■ SELL ■ RENT



Little Erlas Farm

Wrexham | | LL13 0PE

MOTIVATED SELLER! PRICED TO SELL!

A rare opportunity to acquire a beautifully presented five-bedroom period home set in grounds of approximately one acre. The property has been tastefully upgraded by the current owner, blending modern comforts with an abundance of original character features. The ground floor comprises a welcoming entrance hall, three versatile reception rooms, a stunning Laura Ashley kitchen, utility room, and downstairs WC. To the first floor are five well-proportioned bedrooms, three of which benefit from en-suite facilities, together with a family bathroom. Externally, the home is approached via a gravel driveway leading to a generous parking area and detached double garage. The grounds extend to around an acre, laid mainly to lawn, with a rear patio ideal for alfresco dining and beautiful open views across adjoining fields. Situated in a sought-after semi-rural setting on the outskirts of Wrexham, Little Erlas Farm offers both privacy and convenience. The property is ideally located for sporting enthusiasts, with Wrexham Golf Club and Clays Golf Driving Range & Course nearby. Excellent road links via the A483 provide access to Chester, Wrexham City Centre, and the wider North Wales region, while local amenities, schools, and shopping facilities are all within easy reach.

- A WELL APPOINTED FIVE BEDROOM DETACHED HOUSE
- SET IN APPROX ONE ACRE
- THREE RECEPTIONS ROOMS
- STUNNING KITCHEN
- UTILITY & DOWNSTAIRS WC
- FAMILY BATHROOM & THREE EN-SUITES
- DETACHED DOUBLE GARAGE
- AMPLE OFF ROAD PARKING
- OIL FIRED CENTRAL HEATING
- MOTIVATED SELLER! PRICED TO SELL!



Entrance Hall

14'1" x 10'10" (4.31 x 3.31)

Entrance door, tiled floor, stairs to first floor, doors to dining room and kitchen.

Kitchen

22'3" x 13'11" (6.79 x 4.25)

A stunning Laura Ashley fitted range of wall and base units with oak internal fittings, integrated dishwasher two fridges, range cooker with induction hob, quartz worktops, ceramic double sink, mixer tap, central island, window to rear and side, opening to sitting room.

Lounge

18'2" x 14'11" (5.56 x 4.56)

Tiled floor, opening to kitchen, wood burner with timber surround, opening to dining room, French style doors to rear garden.

Dining Room

18'2" x 18'1" (5.54 x 5.53)

Original flooring dating from circa 1760, French doors to garden, inglenook style fireplace with wood burner, exposed beams, opening to lounge, doors to family room and stairs to first floor.

Family Room

27'0" x 12'9" (8.24 x 3.89)

Woof effect floor, two windows to side, storage cupboard, spotlights.

Utility Room

10'3" x 9'1" (3.14 x 2.78)

Quarry tiled floor, space under worktop for washing machine and dryer, window and external door to front, fitted storage cupboard with space for fridge/freezer. Door to w.c.

WC

4'5" x 3'7" (1.37 x 1.10)

Tiled floor, w.c, hand wash basin, extractor, spotlights.

First Floor Landing

Spacious landing with fitted storage, door to bedroom two, skylight window, two windows to side, steps up to other wing with doors to two further bedrooms, steps down to another landing giving access to another two bedrooms with stairs down to the other side of the house.

Bedroom One

18'11" x 13'8" (5.78 x 4.17)

A wonderful main bedroom with high ceilings, exposed beam, open plan into en suite, built in wardrobes, large window with access onto balcony enjoying views over the garden.

En Suite

14'5" x 4'10" (4.40 x 1.48)

Oversize walk in shower, freestanding roll top bath, wc, hand wash basin, vanity unit, exposed beams.

Bedroom Two

15'7" x 9'3" (4.76 x 2.84)

Carpet, window to rear with a fantastic view, storage cupboard, door to en suite.

En Suite

9'8" x 4'1" (2.95 x 1.27)

Slipper bath, w.c, hand wash basin, skylight window, extractor.

Bedroom Three

11'9" x 8'8" (3.6 x 2.66)

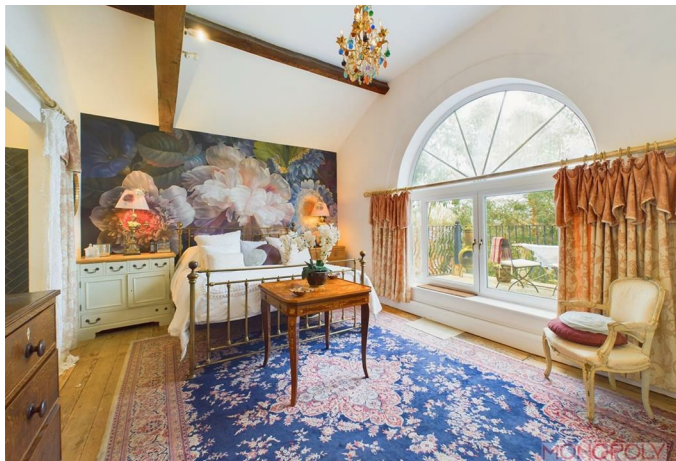
Window to rear, two built in wardrobes, timber flooring, exposed beams.

Bedroom Four

11'4" x 10'0" (3.46 x 3.06)

Carpet, window to side, storage cupboard, sloped ceiling, door to en suite.





En Suite

8'1" x 3'6" (2.48 x 1.09)

W.C, hand wash basin in vanity, shower enclosure, extractor.

Bedroom Five

10'6" x 8'9" (3.22 x 2.69)

Window to side, sloped ceiling.

Bathroom

11'4" x 7'6" (3.47 x 2.31)

Freestanding rolltop bath, handwash basin, w.c, corner shower, window to rear, exposed beam, extractor.

Boiler Room

Worcester oil fired boiler and water cylinder, window to front.

Garage

Currently used as a gym and for storage, tow double doors to front, stable door to side opening into storage area, stairs up to first floor loft space with portal window and skylight windows. Potential to create annex or holiday let subject to planning permission and building regulation sign off.

Outside

Over an acre of generous lawned gardens to front and side with stream to the boundary. Patio seating area adjacent house entrance. Gravel drive leading to off road parking area, garage and pergola. Rear garden area with rural aspect to rear, pergola over patio, outdoor fireplace, timber deck. Oil tank.

IMPORTANT INFORMATION

*Key facts interactive report link available in video tour and brochure sections. *

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.







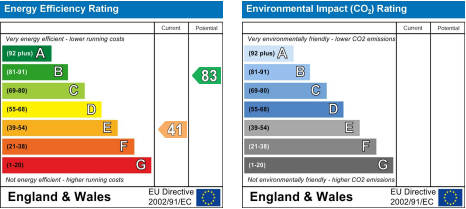


MONEY LAUNDERING REGULATIONS 2003

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.









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

MONOPOLY
BUY ■ SELL ■ RENT



MONOPOLY
BUY ■ SELL ■ RENT