



2 Fynnon-Y-Ceirw

Wrexham | LL11 5UA

£425,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY[®]

BUY ■ SELL ■ RENT

2 Fynnon-Y-Ceirw

Wrexham | LL11 5UA

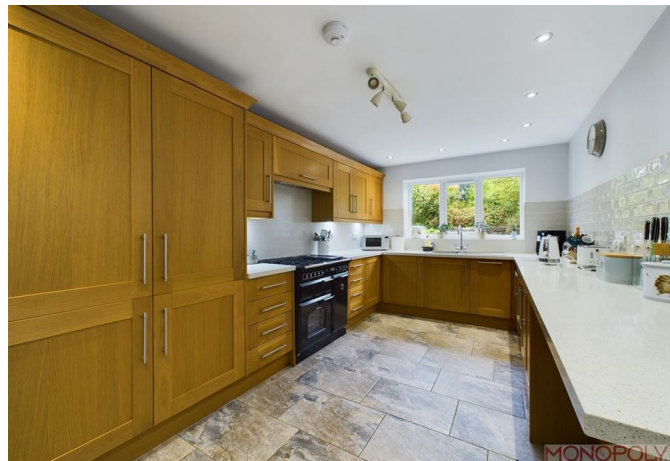
"VIEWING IS HIGHLY RECOMMENDED"

We are DELIGHTED to bring to the market this FANTASTIC Opportunity to purchase an Extended and BEAUTIFULLY PRESENTED, Cottage/Barn Conversion which is located in a stunning rural backdrop. This SUPERB property located on the fringe of the village of Bwlchgwyn and is surrounded by beautiful open countryside.

In brief the property Accommodation comprises of: Entrance Hall, Lounge with Log Burner, Stunning Garden Room leading into a STYLISH Kitchen with Integral Appliances and Granite work tops, Family Room/ Dining Room to the ground floor and on the First floor, Main Bedroom with fitted wardrobes, Two Further Bedrooms and a good sized Modern Family Bathroom. Outside to the front of the property there is a pebbled driveway with off road parking for a couple of vehicles and across the lane a single garage with up and over door, with parking in front. To the rear there is a landscaped, tiered garden with Fish pond and seating areas, with gated access to the Paddock at the rear.

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.

- THREE BEDROOMED
- EXTENDED BARN CONVERSION
- BEAUTIFULLY PRESENTED
- OIL CENTRAL HEATING
- RURAL LOCATION
- LARGE Paddock/ GARDEN
- STUNNING GARDEN ROOM
- GARAGE
- OFF ROAD PARKING



ACCOMMODATION TO THE GROUND FLOOR

The property is accessed via a Feature Double glazed Composite door which leads into the Entrance hall,

ENTRANCE HALLWAY

With double panel radiator, understairs storage cupboard, staircase rising off to the first floor accommodation, LVT Flooring.

LOUNGE

16'0" x 15'1" (4.886m x 4.617m)

Beautifully presented and Spacious living room with UPVC Double glazed window to the front with radiator beneath, LVT flooring, Inglenook style fireplace with Log/ Multifuel burner inset on a slate hearth and wooden mantle above, picture rail, single panel radiator, double doors leading into the Garden room.

GARDEN ROOM

18'1" x 11'2" (5.528m x 3.410m)

Stunning room with UPVC Double glazed windows to the rear, UPVC Double glazed French Style doors opening to the rear garden, Antique Style radiator, Two UPVC Double glazed Velux windows to the ceiling, tiled floor.

KITCHEN

15'11" x 9'6" (4.866m x 2.903m)

Beautifully presented Modern kitchen comprising a good range of wall and base cupboards with complementary worktop surfaces incorporating one and half bowl sink unit with mixer tap, Space for range Gas cooker with Hotplate, Extractor hood above, UPVC Double glazed window to the rear, Integral Fridge /Freezer, Integral Dishwasher, Integral washing machine, tiled floor, modern vertical radiator, spots to the ceiling.

FAMILY/ DINING ROOM

15'5" x 8'2" (4.718m x 2.496m)

With UPVC Double glazed window to the front with Antique style radiator beneath, LVT flooring, Three built in storage cupboards, door returning to the entrance hallway.

FIRST FLOOR LANDING AREA

With UPVC Double glazed window to the rear, single panel radiator, Two Accesses to the loft space, doors leading off to the bedrooms and family bathroom

BEDROOM ONE

15'2" x 7'6" (4.639m x 2.299m)

UPVC Double glazed window to the rear with double panel radiator beneath, carpeted flooring.

BEDROOM TWO

12'11" x 8'5" (3.958m x 2.570m)

UPVC Double glazed window to the front with double panel radiator beneath, built in wardrobes, carpeted flooring.

BEDROOM THREE

17'1" x 7'3" (5.210m x 2.229m)

UPVC Double glazed window to the front with double panel radiator beneath, carpeted flooring.

FAMILY BATHROOM

Good sized bathroom comprising of Dual sized shower cubicle, panel enclosed bath, low level w.c. and wash hand basin set in a vanity unit, radiator, Chrome ladder style radiator/ towel rail, UPVC Double glazed and frosted window to the rear.

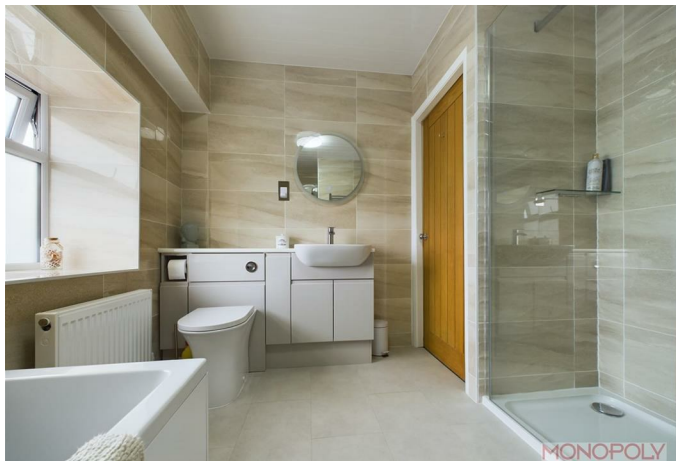
OUTSIDE TO THE FRONT

The property is located in a small collection of Barn conversions with the access driveway being shared. The property comes with its own garage and parking in front and there is a Decorative pebbled driveway immediately to the front with off road parking for two vehicles and which leads to the front entrance door. The garden is laid to lawn with floral borders and has mature hedging to the side boundaries

OUTSIDE TO THE REAR

Landscaped tiered garden to the rear which comprises a pebbled sitting area with steps to further garden area, which has a fish pond further pebbled sitting area, floral borders and gated access to the Paddock/ Large field. This field is predominantly laid to lawn with Ranch





fence to the boundaries and open field views. There is a green house and raised beds ideal for home grown produce.

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.

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 reposessed if you do not keep up repayments on your mortgage

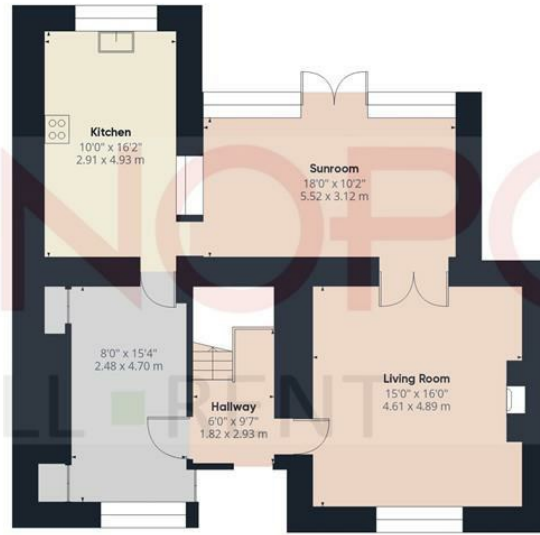
KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.



MONEY LAUNDERING REGULATIONS 2003

BUY ■ SELL ■ RENT

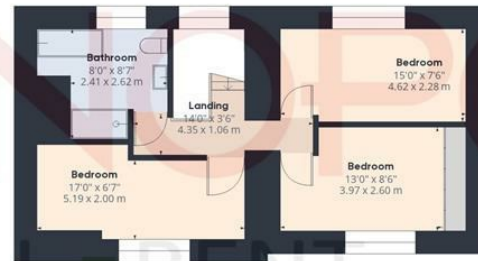


Ground Floor

Approximate total area⁽¹⁾
 1301.03 ft²
 120.87 m²

MONEY LAUNDERING REGULATIONS 2003

BUY ■ SELL ■ RENT



Floor 1

(1) Excluding balconies and terraces

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

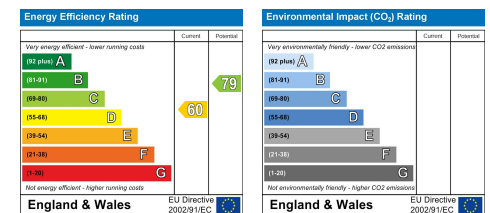
GIRAFFE360

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