



75 Wynnstay Lane

Wrexham | | LL12 8LH

£925,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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A superb, ultra modern family home on one of the most salubrious and sought after streets in North Wales. The generous family property which was hugely extended and renovated throughout in 2018, now offers everything a buyer wanting a contemporary home could ask for; from large versatile family open plan living, to the very impressive principal bedroom suite. Externally there is a generous front garden and driveway with a wonderful, large rear garden, a gate at the end of the garden opens into a woodland area shared only by the residents on this side of Wynnstay Lane. The property briefly comprises: Hall, Breakfast/Kitchen, Sitting Room, Dining Room, Living Room, Utility and Shower Room to the Ground Floor with a Principal Suite comprising Bedroom, Large Walk in Wardrobe/Dressing Room, Large En-suite Bathroom with generous Balcony overlooking the garden plus 3 Further Double Bedrooms and Family Bathroom.

- Striking Contemporary Detached House
- Located on Sought after Wynnstay Lane
- Completely Renovated in 2018
- Fabulous large garden
- Impressive Principal Bedroom Suite
- Has to be Viewed to be Appreciated



Hallway

5'10" x 22'8" (1.8 x 6.92)

The contemporary front door opens into the hallway. Tiled flooring, Stairs to the first floor, Doors opening into the Living Room, Sitting Room, Kitchen/Breakfast

Sitting Area/Dining Area

13'0" x 14'7" (3.98 x 4.47)

Open plan to the kitchen, tiled floor window to the front garden/driveway. Currently used a sitting room but just as easily be a dining area. Tiled flooring

Kitchen/Breakfast

16'4" x 20'11" (5.0 x 6.38)

Very large impressive Kitchen/Breakfast room with wide range of contemporary wall and base units including a wall of units with 3 cooking appliances, lots of pan style drawers. Large island to the centre with breakfast bar, hob and sink. Bi-fold doors to the patio and rear garden. Tiled flooring, door to utility and garage. Open plan to sitting area with opening to the dining room. Tiled flooring

Dining Room

21'3" x 14'7" (6.50 x 4.46)

Currently used as a dining room but as with all ground floor rooms in this property it could just as easily be used as a family room, formal living room or play room the options are endless. Bifold doors into the garden, openings into the kitchen and living room. Tiled flooring

Living Room

22'3" x 13'8" (6.79 x 4.18)

This room was the original lounge when the house was built and is currently used as a slightly more formal living room. Large windows to the front elevation. Openings to the current dining room, door to the hallway. Tiled flooring.

Utility Room

Range of cream wall and base units, sink, space for washing machine, tumble dryer and fridge freezer. Tiled flooring, external door to the garden

Downstairs Shower Room

Door from the utility room into the shower room with wash hand basin, toilet and shower. Tiled flooring

Principal Bedroom suite

13'1" x 13'4" (4 x 4.07)

Lovely large bedroom with fabulous floor to ceiling feature window with door to the centre opening onto the balcony. Opening into the very generous en-suite bathroom

Principal Bedroom Balcony

Glass balustrade, plenty of space for garden furniture. Gorgeous views across the gardens.

Principal En-Suite Bathroom

12'9" x 14'1" (3.90 x 4.30)

Fabulous luxury bathroom with his and hers wash hand basins, free standing bath and walk in shower. Fully tiled walls and floor Velux plus striking feature window to the front elevations

Principal Dressing Room

10'4" x 13'9" (3.15 x 4.21)

A large walk in dressing room (previously a bedroom) with built in wardrobes and storage.

Bedroom 2

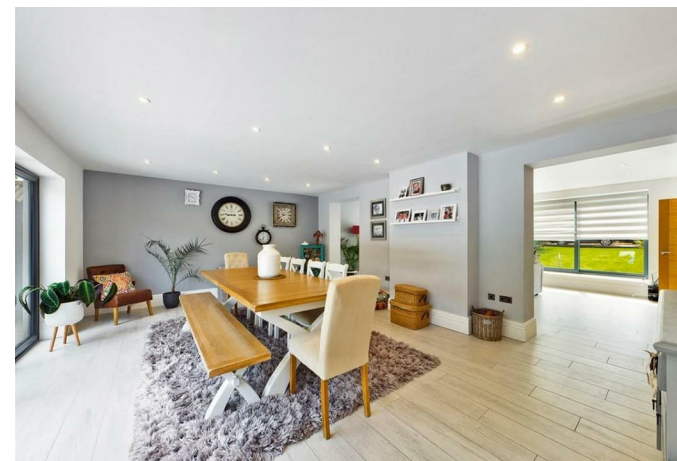
11'1" x 14'0" (3.38 x 4.27)

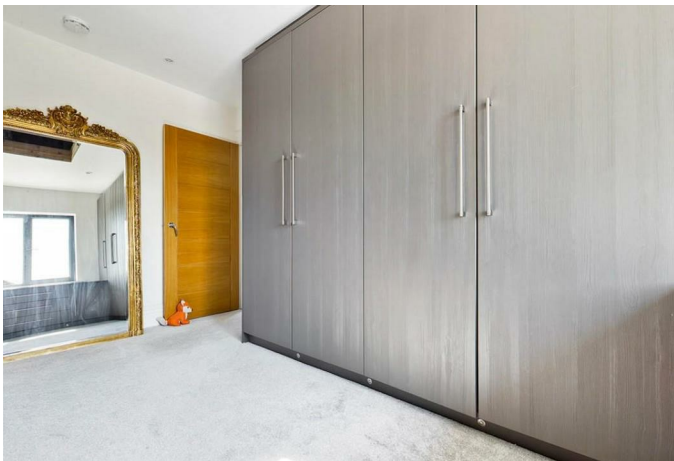
Large double bedroom with dual aspect windows to front and rear.

Bedroom 4

10'11" x 10'6" (3.35 x 3.22)

Large double bedroom with window to the front.





Bedroom 3

8'7" x 10'5" (2.62 x 3.20)

Double bedroom with window to the front.

Family Bathroom

9'3" x 8'8" max (2.84 x 2.65 max)

Striking fully tiled bathroom with double ended bath with central taps and hand held shower head. Toilet and wash hand basin. Walk in shower with overhead rainforest style shower and hand held showerhead. tow windows to the rear with obscure glazing.

Front Garden and Driveway

As is typical of properties on Wynnstay lane the property has a generous front garden with large driveway. The driveway is entered between brick pillars where there are two driveways providing parking for numerous vehicles. Lawned area, fencing and hedging between the front garden and the neighbours.

Rear Garden

What an impressive feature of this property. Immediately adjacent to the rear of the property is a large patio area leading on to a lovely large traditional garden, with an array of fauna, plants, trees, firs and fruit trees. The garden must be viewed to be appreciated. The rear garden backs on to an area of woodland which is part owned with other residents on this side of Wynnstay Lane, there is an annual fee payable for insurance purposes but the owners have free reign of the woodlands and also can have the piece of mind that nothing can be built on the land.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
 2963.33 ft²
 275.30 m²

Reduced headroom
 12.84 ft²
 1.19 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.

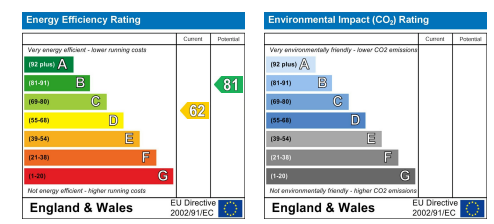
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





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