



## Charlbury House, 2

Gresford | Wrexham | LL12 8TW

£775,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# Charlbury House, 2

Gresford | Wrexham | LL12 8TW

Located on Chantry Walks an exclusive location close to the heart of the sought after village of Gresford that offers a good degree of seclusion and privacy whilst being within easy reach of a good range of amenities. This striking detached property boasts a superb open plan kitchen/dining/living space and a beautifully appointed lounge, perfect for entertaining guests or simply relaxing with your family. With four double bedrooms, there is ample space for everyone to have their own sanctuary within this lovely home. Built in 2002, this house combines modern amenities with a homely feel, making it a perfect blend of comfort and style. The two bathrooms and downstairs cloakroom ensure convenience for the whole household, providing ample facilities for busy mornings or unwinding after a long day. One of the standout features of this property is the parking space available for up to 6 vehicles on a paved front drive and in the detached double garage, a rare find in many homes. Say goodbye to the hassle of searching for parking spots - here, you have plenty of room for all your vehicles without any stress. To the rear is a generous garden overlooking an adjacent field. Don't miss the opportunity to make this delightful house your new home. With its ideal location, generous living spaces, and convenient parking, this property is sure to tick all the boxes for anyone looking for an exceptional, comfortable and practical home.

- SUBSTANTIAL ARCHITECTURALLY DESIGNED DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- BEAUTIFULLY APPOINTED LOUNGE
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- IMPRESSIVE ENTRANCE HALL
- UTILITY & DOWNSTAIRS WC
- PRINCIPAL BEDROOM WITH LUXURIOUS EN SUITE
- FAMILY BATHROOM
- GENEROUS PLOT WITH EXTENSIVE LAWNED REAR GARDEN, FRONT DRIVE & DOUBLE GARAGE
- SOUGHT AFTER VILLAGE LOCATION



### Location

The property is superbly situated to enjoy an idyllic outlook over surrounding countryside and a good range of local shopping, facilities and amenities in the desirable village of Gresford. The property is within easy walking distance of the local parade of shops, public house, and Maes Y Pant woodland walking trails. Also, quality education won't be a worry with top-rated primary schools like "All Saints' Gresford School" and "The Rofft School" nearby. Independent schools of King's and Queen's also situated within easy travelling distance. Furthermore, the village enjoys excellent access to Wrexham and Chester with a regular bus service and good access to the road network via the A483. Rounding off the benefits of this location, "The Pant-yr-Ochain", offers an attractive hospitality option within easy reach.

### Entrance Hall

An impressive entrance space with bespoke timber front door, two windows to either side of door, carpet, stairs to first floor, double doors to living room, doors to kitchen and built in storage cupboard. Heating control.

### Living Room

A wonder reception space featuring a superb brick fireplace with stained glass windows to both sides, timber lintel, living flame gas fire, set on tiled hearth, carpet, three windows to front, bay style window to rear, spotlights, coving.

### Family Room

Another brilliant reception space, brick fire place, timber lintel, gas fired stove, tiled hearth, carpet, three windows to rear, spotlights, coving, door to under stairs cupboard, open plan to dining area.

### Dining Room

A great space to host and entertain with tiled floor, three windows and French doors to rear garden, open plan to kitchen and family room.

### Kitchen

A very generous fitted range of wall and base units, complementary worktops, ceramic sink drainer, mixer tap, tiled splash back, windows to front and side, gas ranger cooker, feature brickwork over, extractor fan, central island, integral American style fridge/freezer, dishwasher, microwave, tiled floor, spotlights.

### Rear Hall

Tiled floor, external door to rear, doors to utility and wc.

### WC

Toilet, hand wash basin, tiled floor, window to rear, part tiled walls.

### Utility

Fitted range of wall and base units, complementary worktops, inset sink/drainage, mixer tap, window to rear, spaces for washing machine and tumble dryer, wall mounted gas boiler approx 18 months old, tiled floor.

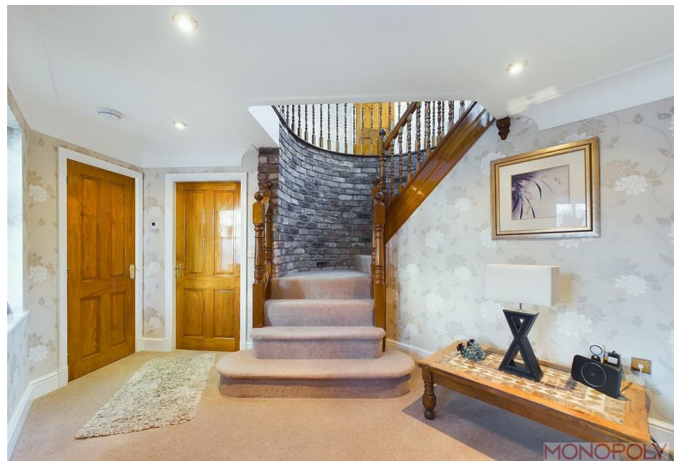
### First Floor Landing

A magnificent gallery landing with window to front, skylight window to rear, carpet, doors to bedrooms and bathroom. Linen cupboard.

### Bedroom One

A fantastic principal bedroom suite with double doors to walk in robe, door to en suite, a further built-in wardrobe, carpet, three windows to front.





### **En Suite Bathroom**

A luxurious bathroom with ceramic bath tub with granite surround, shower enclosure, wc, hand wash basin set in vanity unit, carpet, part tiled walls, spotlights, window to rear, sky light window to rear elevation.

### **Bedroom Two**

Generous double aspect double bedroom with windows to front and rear, carpet, spotlights.

### **Bedroom Three**

Carpet, three windows to rear enjoying views over adjacent field, built-in wardrobe.

### **Bedroom Four**

Carpet, built in wardrobe, three windows to rear with pleasant countryside views.

### **Family Bathroom**

Well appointed family bathroom with inset ceramic bath tub, granite surround, shower enclosure, hand wash basin set in vanity unit with mirror over, wc, heated towel radiator, carpet, spotlights, two skylight windows.

### **Outside**

Accessed from Chester Road via a shared private drive leading to a small exclusive development of only four properties.

Paved front drive with parking for four cars, planted borders with mature shrubs.

Very generous rear garden with extensive lawns, paved pathways, hedge to rear, fence to side, patio adjacent house, timber garden store, gates to both sides of house to parking area, outdoor tap and power socket.

### **Garage**

Detached double garage with power and lighting, two up and over doors, pedestrian door to side.

### **Additional Information**

Pumping station adjacent drive maintained by Welsh Water...the seller advises the field behind is green belt...shared drive with shared maintenance. Gas central heating...timber framed double glazed windows...freehold..

### **IMPORTANT INFORMATION**

\*Material Information interactive report 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.



## 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 01978 800186 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





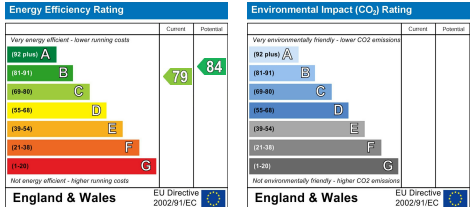




**MONEY LAUNDERING REGULATIONS 2003**

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](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**  
BUY ■ SELL ■ RENT

**MONOPOLY**  
BUY ■ SELL ■ RENT