



The Eagle

Moss | Wrexham | LL11 6EB

£425,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY[®]
BUY ■ SELL ■ RENT



The Eagle

Moss | Wrexham | LL11 6EB

"VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER"

We are DELIGHTED TO Offer For Sale this IMPRESSIVE, BEAUTIFULLY PRESENTED AND SPACIOUS form public house benefiting from five bedrooms, three bathrooms and occupying generous grounds and which has the possibility for additional potential for future development. This exceptional property offers accommodation comprising: an Entrance Hall, Living Room with wood burner, family room/music room, utility room, conservatory, further reception room/ study, shower room and a kitchen/diner to ground floor. Main bedroom with en suite shower room, four bedrooms and family bathroom to the first floor. Externally there is ample off road parking to the side with generous gardens, courtyard to the rear, outbuildings and lawned area. The property is located in the popular semi rural village of Moss, which is approximately three miles from Wrexham and in turn near to the A483 at Sainsbury's roundabout. Situated within walking distance of the Moss Valley Country Park and Nine Hole Golf Course and is also close to the village boundary with Pentre Broughton, where there are the usual village amenities comprising a Primary School, Post Office/Convenience Store.

- FIVE BEDROOM DETACHED HOUSE
- VERY SPACIOUS INTERNAL ACCOMODATION
- GENEROUS PLOT
- FAR REACHING VIEWS
- THREE RECEPTION ROOMS
- KITCHEN/DINER
- MAIN BEDROOM WITH FITTED WARDROBES & WC
- FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM
- UTILITY & CONSERVATORY
- VIEWING HIGHLY RECOMMENDED!



ACCOMMODATION TO GROUND FLOOR

UPVC Double glazed and frosted door giving access to the Entrance Hall

ENTRANCE HALL

With laminate flooring, contemporary radiator, double doors opening into the lounge.

LOUNGE

19'1" x 17'3" (5.821m x 5.264m)

Three UPVC Double glazed windows to the front, oak effect laminate flooring, recently installed multi fuel stove set on a tiled hearth with a timber lintel over.

KITCHEN/ DINER

20'5" x 11'9" (6.224m x 3.603m)

Comprising a beautifully presented range of wall and base cupboards in solid wood, with complementary granite worktop surfaces, larder cupboard, range cooker, space for fridge freezer, Extractor hood, Breakfast bar with granite worktop surface, with one and half bowl sink unit with mixer tap, two radiators, under stairs cupboard, tiled floor, Two UPVC Double glazed windows to the rear, spotlights to the ceiling.

FAMILY ROOM

12'3" x 11'8" (3.746m x 3.569m)

A versatile second reception room with UPVC Double glazed window to the front with radiator beneath, door to Study and utility.

STUDY

11'2" x 11'1" (3.408m x 3.398m)

UPVC Double glazed window to the front, double panel radiator, multi fuel stove, fitted desk and storage cupboards, cat 6 cabling for internet and camera system, cabling for external power(not currently in use) door leading off to the downstairs shower room.

DOWNSTAIRS SHOWER ROOM

11'9" x 4'5" (3.598m x 1.371m)

Comprising shower cubicle, low level W.C., wash hand basin set in a vanity unit, UPVC Double glazed frosted window to the side, radiator, half height tiled walls, tiled floor, extractor fan.

UTILITY ROOM

Recently installed wall and base cupboards,, plumbing for washing machine, space for tumble dryer radiator, tiled floor, door to conservatory.

CONSERVATORY

11'9" x 11'9" (3.603m x 3.600m)

UPVC Double glazed units, with UPVC Double glazed French Style doors opening to the rear garden, tiled floor, polycarbonate roof, radiator, fold out desk.

REAR HALLWAY

With UPVC Double glazed and frosted door to the rear, staircase rising off to the first floor.

FIRST FLOOR LANDING

Two double glazed Velux windows to the ceiling, UPVC Double glazed window to the rear, two radiators, built in double cupboard housing the recently installed Worcester Gas Central heating Combi Boiler

MAIN BEDROOM

16'3" x 8'4" (4.960m x 2.543m)

Built in cupboards and fitted wardrobes, UPVC Double glazed windows to the front and the rear, Two Double glazed Velux windows to the ceiling, Two radiators, door giving access to the En Suite W.C. Loft access.

EN SUITE

Comprising low level W.C., radiator, pedestal wash hand basin, double glazed Velux window to the ceiling, wood effect flooring.





BEDROOM TWO

12'0" x 12'0" (3.659m x 3.662m)

Currently used as a dressing room with fitted wardrobes and drawers to both sides, spotlights to ceiling, UPVC Double glazed window to the front, contemporary vertical radiator, carpeted flooring.

BEDROOM THREE

11'11" x 10'8" (3.636m x 3.271m)

Two UPVC Double glazed windows to the front, two built in wardrobes, radiator.

BEDROOM FOUR

12'2" x 11'8" (3.709m x 3.576m)

Carpet, UPVC Double glazed window to the rear, radiator, wash hand basin set in vanity unit.

BEDROOM FIVE

11'11" x 9'5" (3.648m x 2.872m)

Carpet, Two UPVC Double glazed windows to the front, radiator.

FAMILY BATHROOM

12'2" x 7'4" (3.724m x 2.239m)

Panel enclosed bath with shower attachment, wash hand basin set in vanity unit, low level w.c., tiled floor, shower cubicle with recently installed shower and aqua panel splash back, two heated towel rail radiators, spotlights to ceiling, UPVC Double glazed frosted window to the rear.

OUTSIDE TO THE FRONT

The property has gated access leading to the driveway which sweeps around to the right hand side, where there is extensive parking for several vehicles. The front is laid to lawn with wooden fence to front boundary.

OUTSIDE TO THE REAR

Extensive gardens to the rear, with pebbled sitting area immediately to the rear of the conservatory, brick built outbuildings with power, stone steps leading to the side garden. The side garden is laid principally to lawn with pathway leading around to the driveway, further stone steps lead to a feature stone paved patio/sitting area. There is a further area laid with hardcore and this extends to the driveway and parking area.

Additional Information

Gas central heating and Upvc double glazing

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.

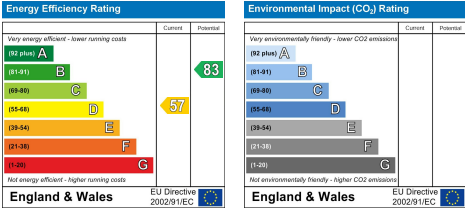
Your home maybe repossessed if you do not keep up repayments on your mortgage







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.





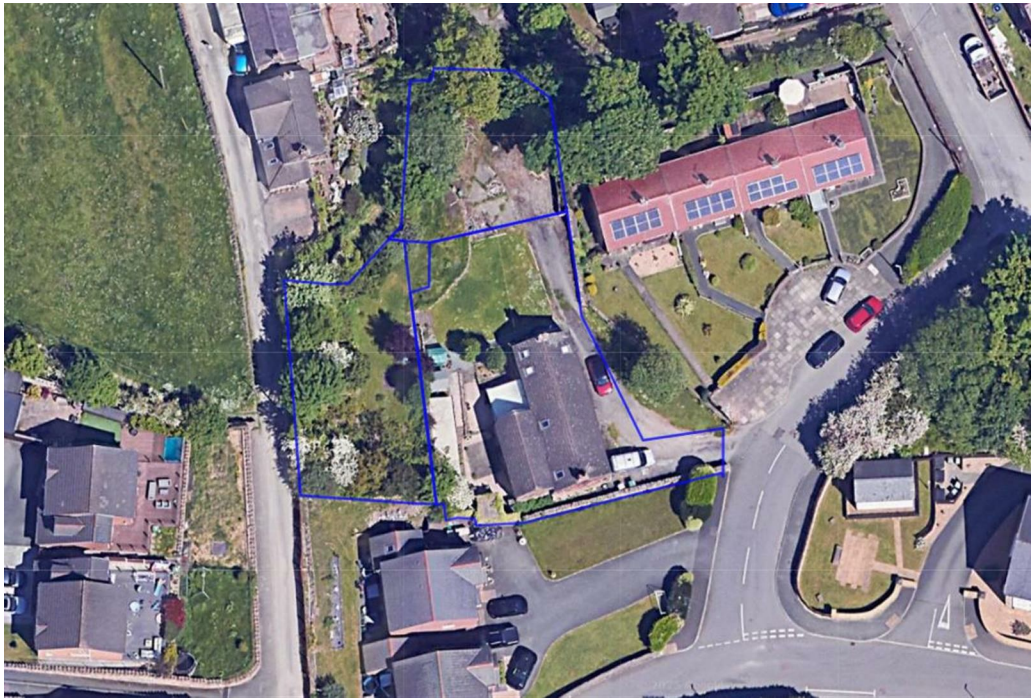












Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT