



Shangri-La

Minera | Wrexham | LL11 3UT

Offers In Excess Of £575,000

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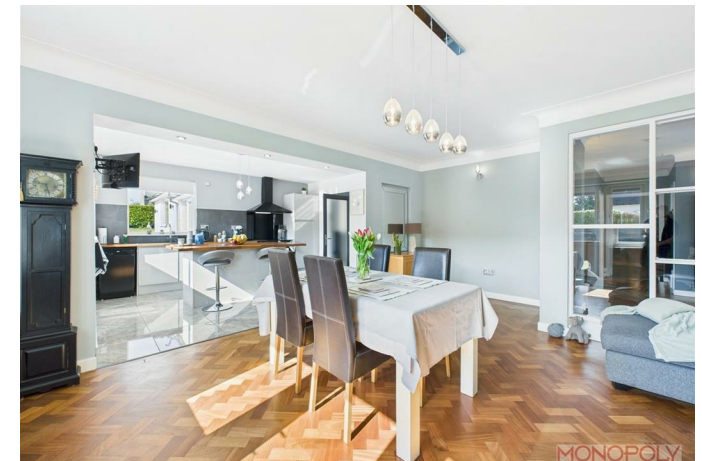


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This impressive detached property in Minera offers a perfect blend of space and comfort. Spanning an expansive 2,650 square feet, this property is ideal for families seeking a generous living environment. Upon entering, you will find a spacious reception hall providing access to a generous lounge and stunning open plan kitchen/dining/family room, providing ample space for relaxation and entertaining guests. Also on the ground floor there is a bedroom with adjacent shower room, downstairs wc, utility room and a garden room to the rear of the kitchen. The layout is designed to accommodate both intimate family gatherings and larger social events, ensuring that every occasion is catered for with ease. The first floor boasts four spacious bedrooms, each offering a tranquil retreat for rest and relaxation. With a contemporary shower room and en suite bathroom, the property ensures convenience for all residents, making morning routines and evening unwinding a breeze. One of the standout features of this home is the extensive parking for several vehicles and oversize garage, a rare find that adds to the property's appeal. Whether you have multiple cars or enjoy hosting visitors, this feature provides peace of mind and practicality. Set in just under half an acre plot with well maintained gardens to the front, side and rear. Situated in a desirable semi rural location, this property not only offers a comfortable living space but also the opportunity to enjoy the picturesque surrounding countryside and its convenient access to local amenities. Do not miss the chance to make this splendid house your new home.

- A FIVE BEDROOM DETACHED HOUSE
- SET IN WONDERFUL GROUNDS
- FAR REACHING VIEWS
- BEAUTIFULLY APPOINTED INTERNAL ACCOMODATION
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- SPACIOUS LIVING ROOM, GARDEN ROOM & GROUND FLOOR BEDROOM/SITTING ROOM
- TWO MODERN SHOWER ROOMS, EN SUITE BATHROOM AND DOWNSTAIRS WC
- ATTRACTIVE AND GENEROUS REAR GARDEN WITH GARDEN STUDIO
- AMPLE OFF ROAD PARKING & GARAGE
- VIEWING HIGHLY RECOMENDED!



Location

Located on the Ruthin Road close to the villages of Minera, Coedpoeth and Bwlchgwyn. Boasting far reaching views toward the Cheshire plains and ideally located to access the stunning surrounding countryside including Nant Mill, Minera Lead Mines Country Park, Minera/Esclusham Mountain and World's End. The village of Coedpoeth is only a short distance away and provides a range of amenities and facilities. Furthermore the the A483 is only three miles away providing excellent access to North Wales, Shropshire and the North West of England.. There is easy road access to the stunning landscapes of Llangollen, known for its picturesque views and outdoor activities. Excellent transport links can be found in Wrexham, just 15 minutes away and a bus stop can be found just opposite the property entrance. Wrexham General Station makes it easy to reach Liverpool, Chester, Shrewsbury, Birmingham, London and more with ease. there are plenty of leisure activities to enjoy. The city of Wrexham is only 4.5 miles away and offers a good range of shopping, facilities and amenities. Erddig National Trust is a historic house surrounded by walled gardens which offers plenty of beautiful walks. Watch the Wrexham football team, one of the oldest football clubs in the world, play a match or visit the Gothic St Giles' Church. Enjoy days outdoors a little further afield in Snowdonia National Park or head to Chester to spend the day exploring the walled city.

Entrance Hall

Composite entrance door, timber parquet flooring, stairs rising to the first floor, storage cupboard, vertical radiator, doors to living room, kitchen/dining/family room, wc, shower room and bedroom five/sitting room.

Living Room

A bright and spacious principal reception room with open fire set on a slate tiled hearth with timber lintel over, parquet flooring, windows to both sides and front elevation, coving, spotlights over fireplace.

Bedroom Five/Reception Room

Versatile space currently used as a guest bedroom with parquet flooring, window to front overlooking the front garden, electric fire, coving.

Shower Room

A stylish contemporary shower room with walk in shower enclosure, wc and hand wash basin, set in vanity unit, mirrored bathroom cabinet, chrome towel rail, frosted window to rear, tiled floor and walls, extractor, spotlights.

WC

Toilet with inset hand wash basin, tiled walls, frosted window to front, wood effect flooring.

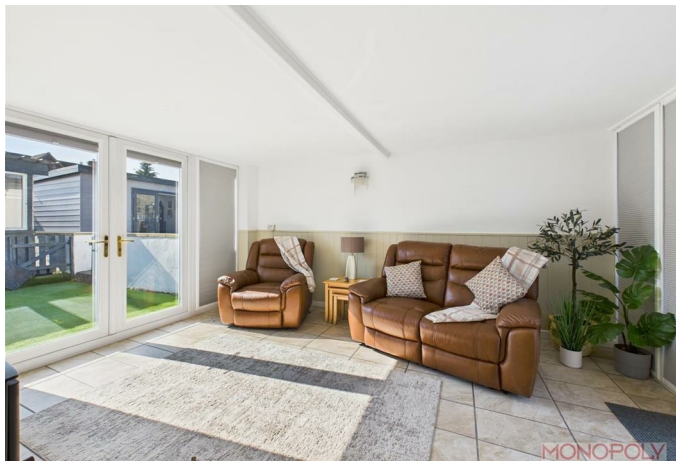
Kitchen/Dining/Family Room

The heart of the home. Open plan space incorporating a modern fitted kitchen with a range of contemporary units, complementary timber worktops, composite sink drainer, mixer tap, space for a range cooker with extractor over, space for dishwasher, central island with breakfast bar, wine chiller and space for under counter fridge, tiled floor, door to inner hall, windows to side and rear, vertical radiator, open plan into dining and sitting area with parquet flooring, upvc external door to side, coving, vertical radiator.

Inner Hall

Tiled floor, painted timber decorative panelling, doors to utility and garden room.





Utility

Space and plumbing for washing machine and tumble dryer, base unit with worktop over, wall unit above, space for fridge/freezer, tiled floor, window to side.

Garden Room

With log burner set on a slate hearth, tiled floor, glazed doors and floor to ceiling upvc glazing to both sides, decorative timber wall panelling.

First Floor Landing

Carpet, fitted storage units, doors to four bedrooms and bathroom, loft access, generous window to rear.

Bedroom One

Spacious primary bedroom, carpet, window to side, spotlights, door to en suite.

En Suite

A generous and tastefully appointed en suite boasting a freestanding bathtub, shower enclosure, wc, contemporary opaque hand wash basin, tiled floor and walls, heated towel rail, extractor, spotlights.

Bedroom Two

Carpet, window to front with far reaching views, fitted wardrobes.

Bedroom Three

Carpet, window to rear, overlooking the rear garden, built in storage cupboard.

Bedroom Four

A double bedroom with carpet and window to side with views towards Minera mountain.

Shower Room

Large walk in shower, hand wash basin, wc, tiled walls and floor, two windows to rear, extractor, spotlights.

Garage

Oversize garage with power and lighting timber entrance doors, windows to side and rear.



Outside

Gated access from Ruthin road. Brick paved front drive with parking area to one side, the drive extends alongside the house to a rear parking area. Well maintained lawns, mature trees and shrubs, hedging to boundaries.

Parking area with space for multiple vehicles on a slate parking area leading to the garage, gate to rear garden, oil tank, log and bin storage area.

Side garden with covered hot tub area, covered storage space to side, artificial grass, composite decking, timber fencing, gate to rear garden. A perfect spot to enjoy the good weather, relax in the hot tub or entertain guests.

Rear garden with brick paved patio, garden studio, path to rear, extensive lawns, patio area to both rear corners, perfectly positioned to enjoy wonderful far reaching views and the sun at different times of the day, enclosed with a combination of fence and hedging.

Garden studio - A brilliant and versatile space to relax, that could also be used as an creative space, exercise studio or home office. Spotlights, laminate flooring, French style doors to front, window to side.

Additional Information

Boiler room in parking area with oil fired regularly serviced boiler.

Full rewire in 2024

New drainage

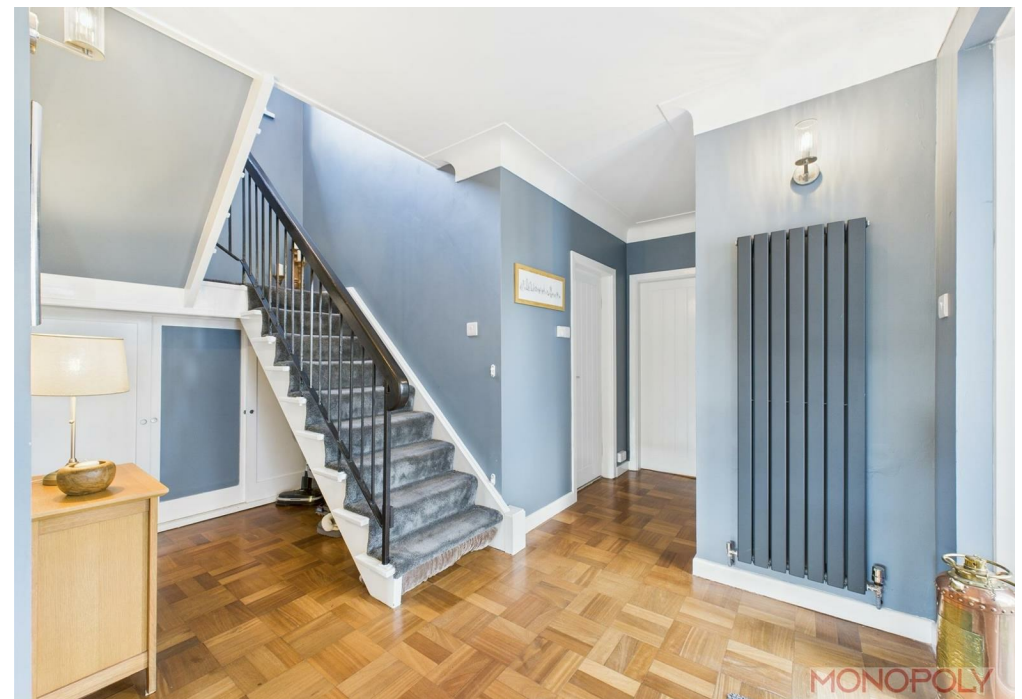
Upvc double glazing

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections.
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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

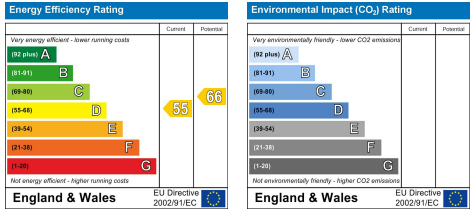
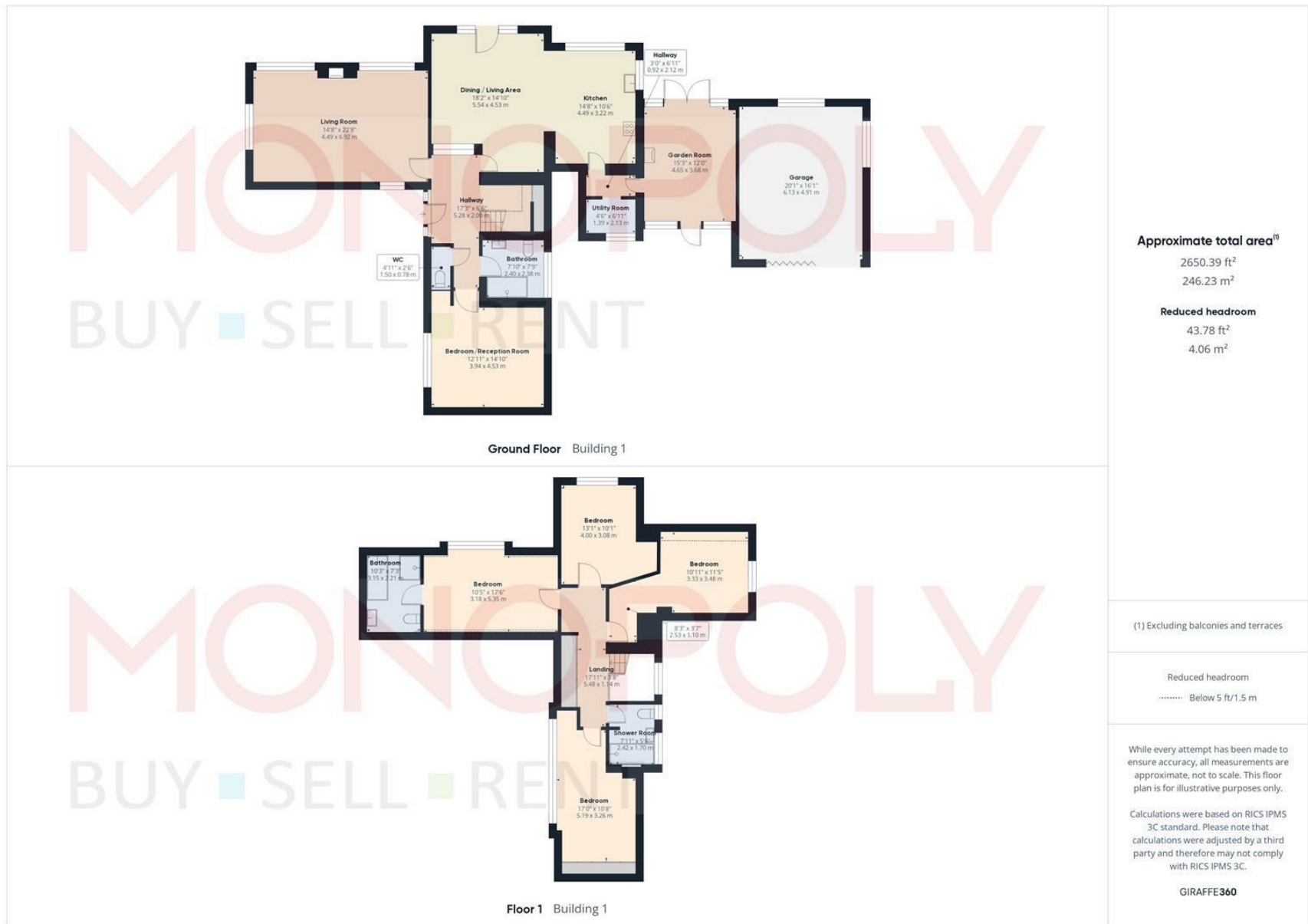




are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification 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 reposessed if you do not keep up repayments on your mortgage.









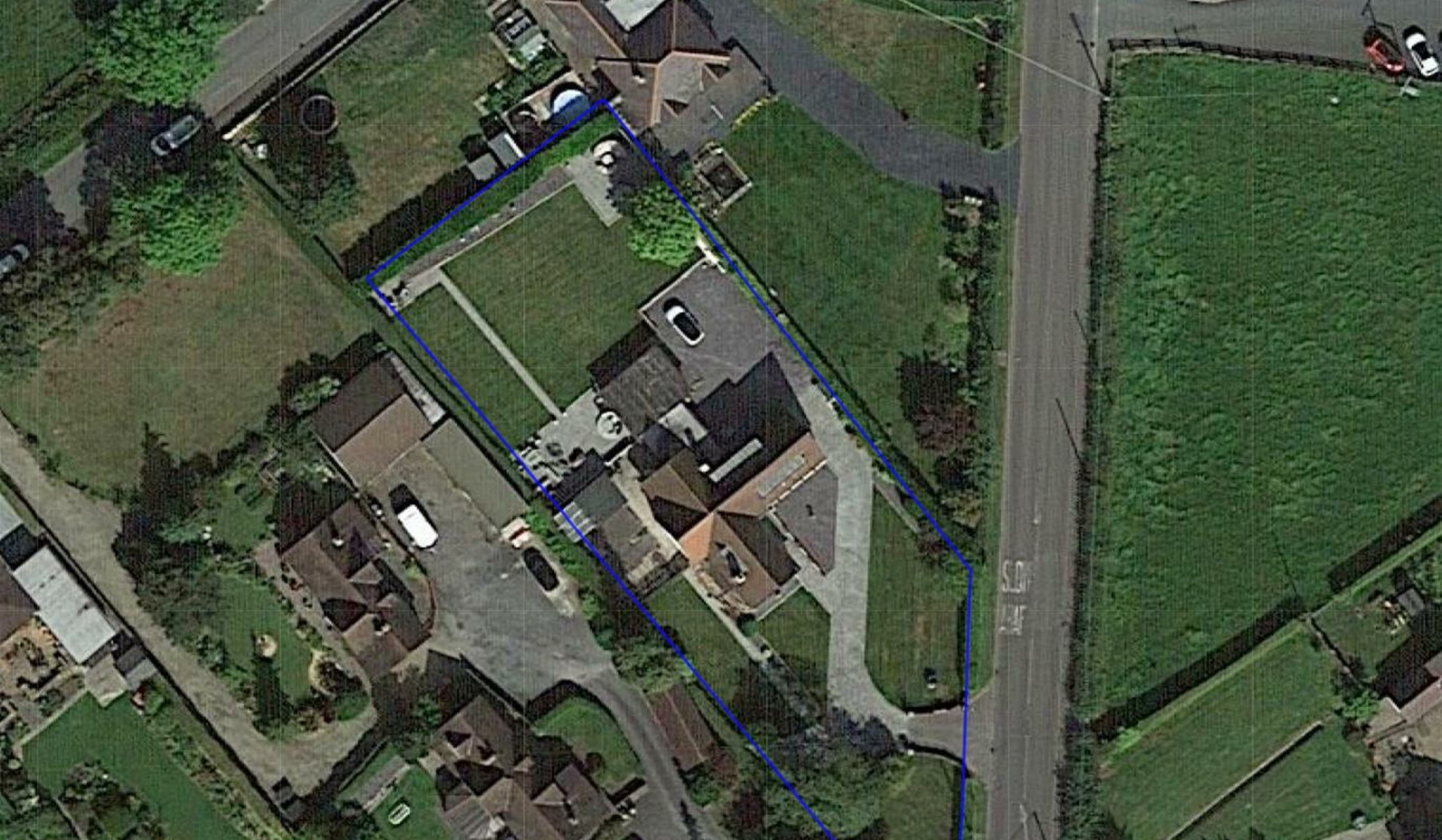












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