



Windy Ridge Middle Street

Newbridge, Wrexham, LL14 3JW

£295,000



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Description

Reid and Roberts Estate Agents are delighted to present to the market 'Windy Ridge', a Three-Bedroom Detached Family Home. This unique property is set within a substantial plot, offering far-reaching views over the Viaduct and Dee Valley.

The property is situated on the fringes of Newbridge near the village of Cefn Mawr. The village is at the entrance to the picturesque Dee Valley with the larger towns of Wrexham, Chirk & Llangollen only being a short drive away. Local amenities include the Ty Mawr Country Park, Primary Schools, Medical Centre and a variety of Shops including a large Supermarket.

The Property briefly comprises of; Entrance Hallway, Kitchen with panoramic views, Spacious Lounge with a double-sided multi-fuel burner, Dining Room with doors leading to the terrace, and downstairs W.C To the first floor there are Three Bedrooms, Study/Dressing Room, and Family Bathroom. Externally there are wrap around gardens, Driveway offering Off Road Parking, Garage and store Room. The Property benefits from double glazing and gas heating. The property has undergone partial renovation, with further areas requiring improvement, presenting an excellent opportunity for development, expansion, and modernisation.

Entrance Hall

Newly fitted composite door with frosted side panel leading into the entrance hall. Open-tread wooden staircase rising to the first floor, with mid-level landing and uPVC window to the side. Under-stairs storage. Pantry with shelving. Ceiling light point. Felt-backed herringbone-effect flooring. Door to storage area with shelving and lighting. Door into Dining Room. Wooden single-glazed door leading to Utility area. Opening into:

Lounge

13'9" x 12'0" (4.21m x 3.68m)

Two uPVC double-glazed windows, one frosted, to the front. Deep-set uPVC double-glazed window to the side with custom-fitted roller blinds. Two double-panelled radiators. Double-sided multi-fuel burner with wooden mantle and slate hearth. Wooden laminate flooring. LED ceiling light and two wall lights. Cupboards housing gas and water meters. Door into Dining Room. Opening into:

Kitchen

14'8" x 11'1" (4.49m x 3.40m)

Two uPVC double-glazed windows overlooking the garden, Viaduct, and Dee Valley, with custom roller blinds. A range of painted wooden wall, drawer, and base units with work surfaces. Stainless steel sink with mixer tap. Space for under-counter fridge, washing machine, and slimline dishwasher. Space for gas cooker. Under-cabinet lighting. Ceiling light point. Single-glazed wooden door with frosted glass leading to the side patio. Spacious cloakroom cupboard. Double-panelled radiator.

Dining/Family Room

17'3" x 13'9" (5.26m x 4.21m)

uPVC double-glazed window overlooking the Viaduct and garden. Sliding door to the rear terrace with far-reaching views. Wooden laminate flooring. Double-sided multi-fuel burner with wooden mantle and slate hearth. TV point.

Utility/Rear Porch

Single-glazed windows to the rear with a wooden frame. Space for fridge freezer, additional fridge/freezer, and dryer. Ruabon red-tiled floor. Doors leading to the Garage and Downstairs WC. Single-glazed wooden door to the rear.

Downstairs WC

Wooden door leading to WC with shelving and vinyl flooring.

Landing Area

uPVC frosted window to the front. Carpeted flooring. Two ceiling light points and two LED wall light points. Airing cupboard housing water tank, shower pump, shelving, and laundry rail. Doors to Bedrooms, Bathroom, and Dressing Room.

Bedroom One

13'10" x 12'0" (4.23m x 3.67m)

Two uPVC double-glazed windows to the side and rear, offering views over the Viaduct and Dee Valley. Custom blackout blinds. Carpeted flooring. Built-in wardrobe with rail and shelving. Ceiling light point. Panelled radiator. Access to loft space.

Bedroom Two

14'9" x 11'3" (4.51m x 3.44m)

Two uPVC double-glazed windows to the side and rear, with views over the Viaduct and Dee Valley. Vertical blinds. Carpeted flooring. Built-in wardrobe with rail and shelving. Ceiling light point. Panelled radiator.

Bedroom Three

4.21m x 1.87m

uPVC double-glazed window to the front/side of the property. Carpeted flooring. Ceiling light point. Panel radiator. Built-in shelving. panel radiator.

Study/Dressing

10'9" x 4'7" (3.28m x 1.41m)

uPVC double-glazed window to the rear, offering views over the Dee Valley. Carpeted flooring. Ceiling light point. Built-in eaves cupboard. Panelled radiator.

Bathroom

Three-piece porcelain vintage suite comprising panelled bath with dual rainfall shower over, WC, and pedestal wash hand basin. Two wall storage cupboards. Wooden cupboard door connected to airing cupboard. Ceiling light point. Panelled radiator. Vinyl tiled flooring. Access to loft space. uPVC frosted window to the side/rear with a fitted roller blind

Outside

To the Front

A tarmac driveway with raised borders, established shrubbery, slate chippings, and hedge boundary. Steel double gates lead to a block-paved driveway with space for five vehicles. Raised borders with slate chippings on the left and newly fitted fence panels on the right. Access to Garage and Workshop. Fence and gate to the side. Sheltered front porch.

To the Side

Block-paved patio with a wall boundary. Access to the Kitchen. Steps lead down to the garden and Workshop. Terrace area with lilac and acer trees.

Tel: 01978 353000

To the Rear

South-facing garden offering privacy in most areas. Includes lawn, concrete paths, circular patio, greenhouse with water collection system, and vegetable patches. Fruit trees, including pear and apple, are scattered throughout. Additional patios and rockeries. Access to an external boiler room with Worcester boiler and a crawl-space cellar for storage. Coal bunker, washing line, and several water butts.

Garage

Up-and-over door with power and lighting, built-in shelving, and access to the rear porch/utility.

Workshop/Carport

Former carport, converted into a workshop with power, lighting, and concrete flooring.

Shed/Workshop

Power and lighting, single-glazed windows, pitched roof, and concrete flooring.

Cellar/Storage

Ceiling of the cellar is insulated providing insulation for the lounge above. Access to the cellar through the garden on side elevation.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Services.

The agents have not tested the appliances listed in the particulars.

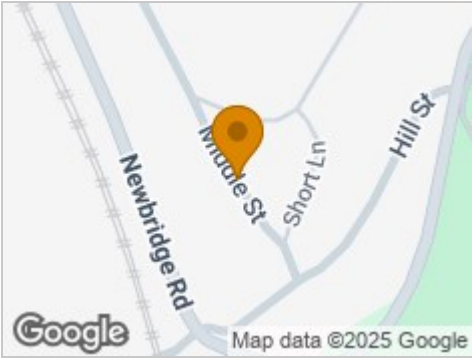
Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



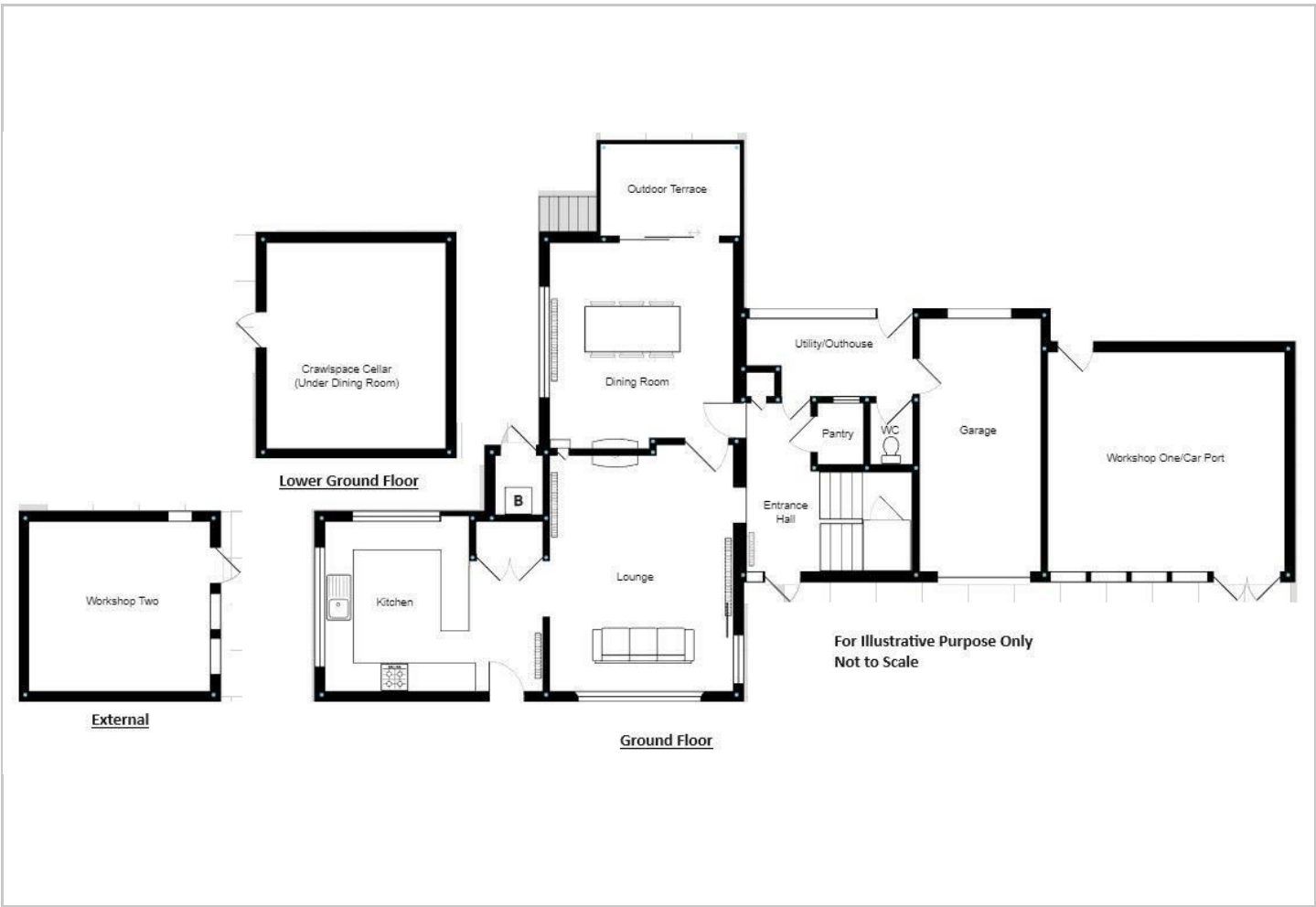
Hybrid Map



Terrain Map



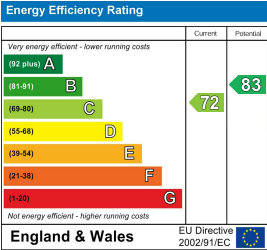
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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