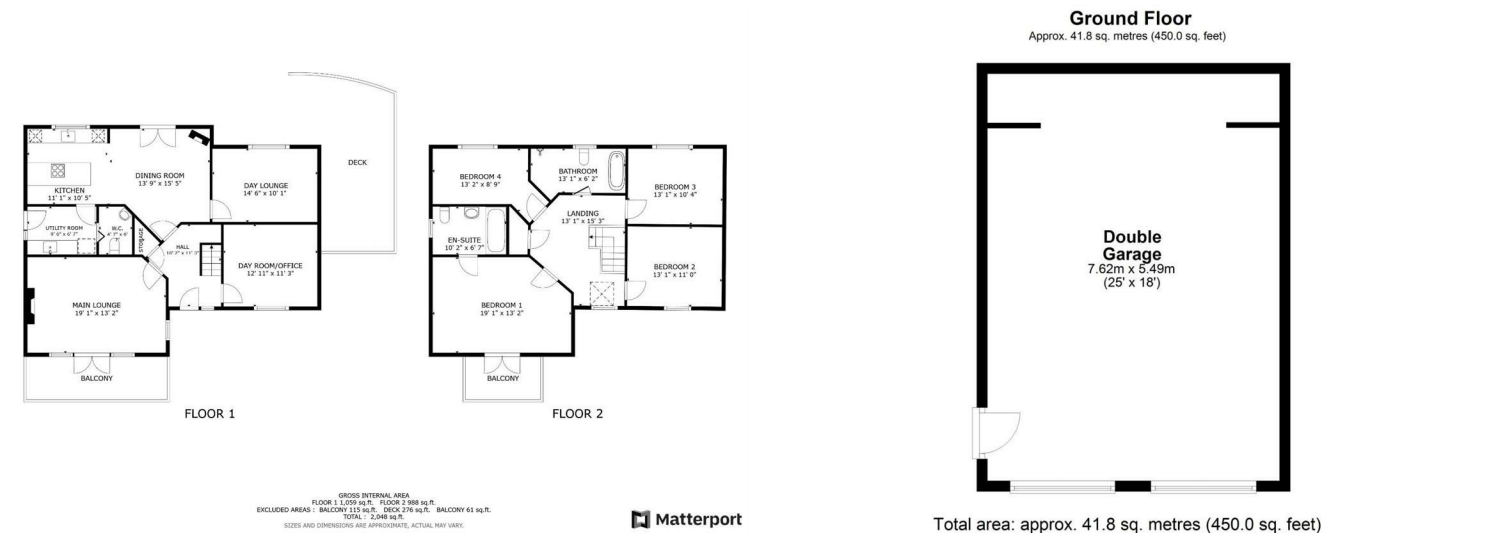
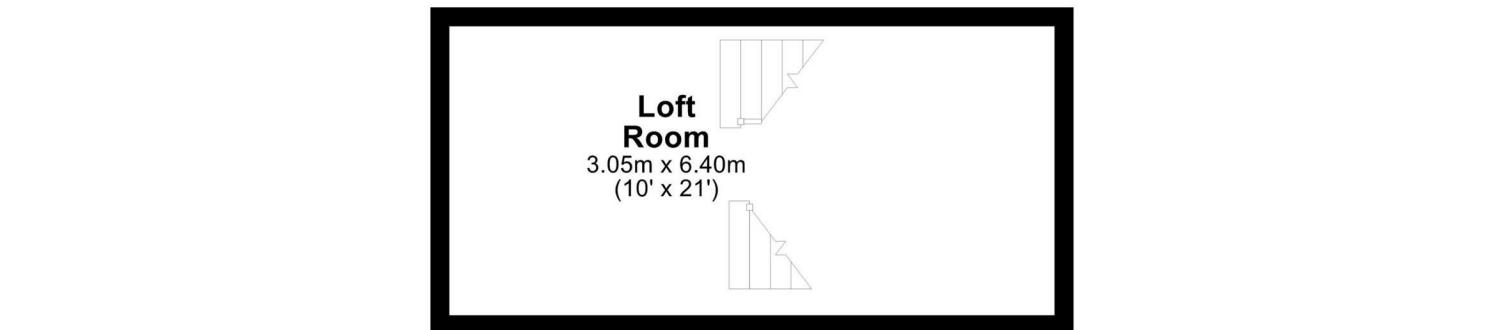


Y Breuddwyd Ffordd Isaf, Gwynfryn, Wrexham, LL11 5TS





**Loft**  
Approx. 19.5 sq. metres (210.0 sq. feet)



Total area: approx. 19.5 sq. metres (210.0 sq. feet)



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	73	79	<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 			<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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<b>Y Breuddwyd Ffordd Isaf</b> Gwynfryn, Wrexham, LL11 5TS	<b>Price</b> <b>£550,000</b>
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<b>Y Breuddwyd Ffordd Isaf</b> Gwynfryn, Wrexham, LL11 5TS	<b>Price</b> <b>£550,000</b>
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**Price**  
**£550,000**

AN IMPRESSIVE FOUR BEDROOM DETACHED HOUSE OFFERING EXTENSIVE AND VERSATILE ACCOMMODATION recently refurbished and modernised to provide a beautifully appointed family home.

Located on the periphery of the village on a minor country lane benefiting from far reaching south-westerly views over rolling countryside, it affords a raised upper ground floor with a large central hall and galleried landing, lounge with French windows opening to a large balcony, day room/study, luxury fitted kitchen with breakfast bar and adjoining dining room with new wood stove, day lounge, utility room and cloakroom with WC. First floor large central landing, bedroom one with balcony and recently refurbished, surprisingly large en suite bathroom, three further double bedrooms and luxury bathroom. Pull down ladder to a converted loft room with Velux window. A very large lower ground floor integral double garage with adjoining store room. Secluded landscaped gardens to rear and one side with a large decked area. Inspection highly recommended.



LOCATION

Gwynfryn is a small picturesque village nestled in the hills near Wrexham in north Wales. The village is set in the beautiful Clywedog valley with the tranquil Minera nature reserve and Llandegla mountain bike/walking trails and a well renowned Pub/restaurant all nearby. Popular amongst walkers and cyclists, the area offers extensive panoramic views, which need to be seen to be truly appreciated. Noted for its rural charm and close proximity to the Clwydian range, it is within easy reach of the nearby cities of Wrexham and Chester with direct road links throughout the region.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Wide steps lead up to a paved area to the front elevation of the house with a UPVC door and glazed panel to side leading to a galleried reception hall.

RECEPTION HALL

3.43m x 3.05m (11'3 x 10'22)

Turned staircase rising to the first floor, fitted cloaks cupboard, woodgrain effect floor finish, panelled radiator.

LOUNGE

5.82m x 4.01m (19'1 x 13'2)



A spacious room to the front of the house presently used as a games room, it affords a high degree of natural light and splendid views with four full depth windows, the centre two opening to a wide glazed and stainless steel balcony from which there are truly far reaching views in a southerly direction across rolling countryside. Feature Victorian style fireplace with hearth and coal effect Living Flame gas fire, further window to gable, panelled radiator.



DAY LOUNGE/OFFICE

3.94m x 3.43m (12'11 x 11'3)



Wide double glazed window with far reaching southerly views, panelled radiator.

KITCHEN/DINING ROOM

8.08m x 4.19m max (26'6 x 13'9 max)



A very spacious room to the rear of the house, the kitchen area is fitted with a modern and contemporary range of cupboards with a light grey toned finish

GARAGE

25 x 18 (82'0" x 59'0")



It has two electrically operated roller shutter doors to front together with electric light and power and pedestrian access to one side. The garage which is presently used as the owners home gym extends beyond into a further storage space located to one side.



COUNCIL TAX

Wrexham County Borough Council - Tax Band G

DIRECTIONS

What 3 words. envy.enigma.slant

TENURE

Freehold.

\*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

\*MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the

Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

\*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW



light and power and carpeted and provides a very useful additional space ideal for a variety of uses.

## OUTSIDE



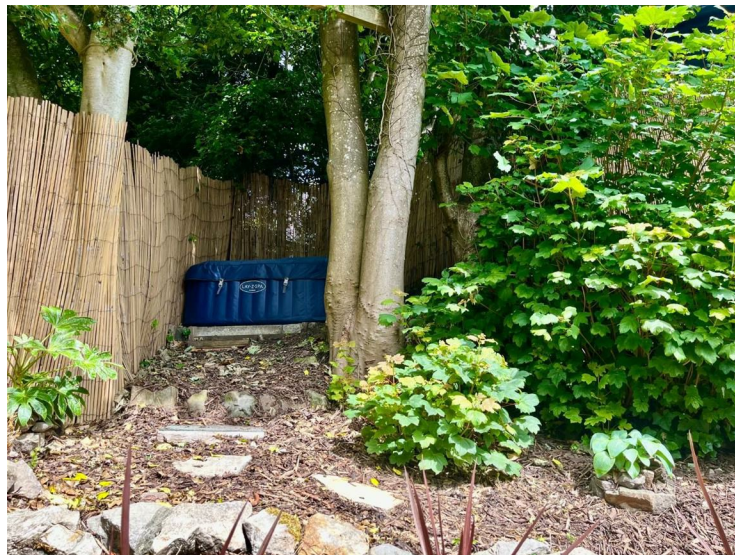
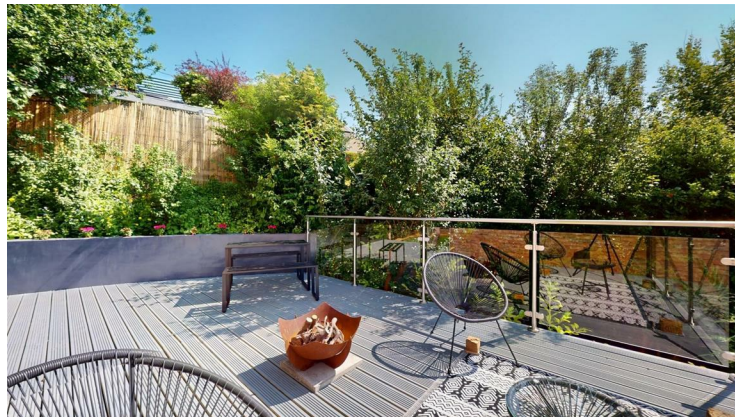
The property stands on a minor country lane on the periphery of this small rural village. It has a wide parking area to front ideal for 4/5 cars together with access to a very large integral lower ground floor double garage.



The house has steps leading up to either side of the house and around to the rear.

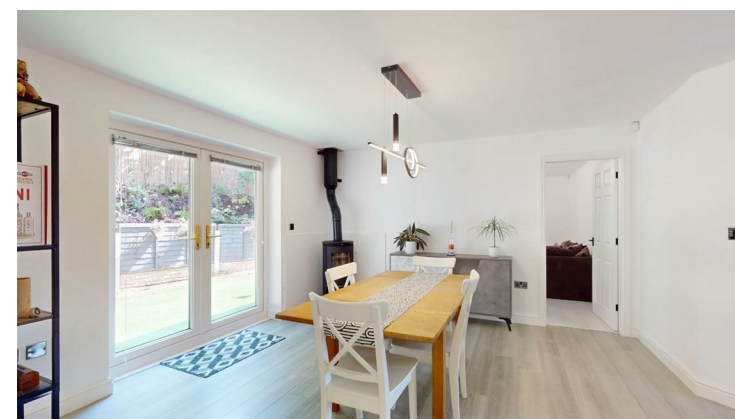


The rear garden has been designed for low maintenance and privacy with screen fencing and many mature shrubs and trees. There is an artificial lawned area extending across the majority of the rear which leads round to a large modern decked area which is an ideal sun trap with southerly aspect with glass and stainless steel balustrade.



The present owners have also created a beautifully secluded spot for a hot tub to enjoy the outdoor space all year round.

to door and drawer fronts and complementary white working surface. It has an inset stainless steel sink with mixer tap, integrated Bosch appliances to include microwave oven, convection oven and bean to cup coffee maker. To the centre is a matching breakfast bar with inset Bosch electric hob, pan drawers and storage cupboards and seating to one side for four people. To the dining area are wide double glazed doors opening to the rear garden and patios together with a recently installed and contemporary wood burning stove on a raised hearth and woodgrain effect floor finish throughout.



## DAY ROOM

4.42m x 3.07m (14'6" x 10'1")



Double glazed window to rear, TV point, panelled radiator.

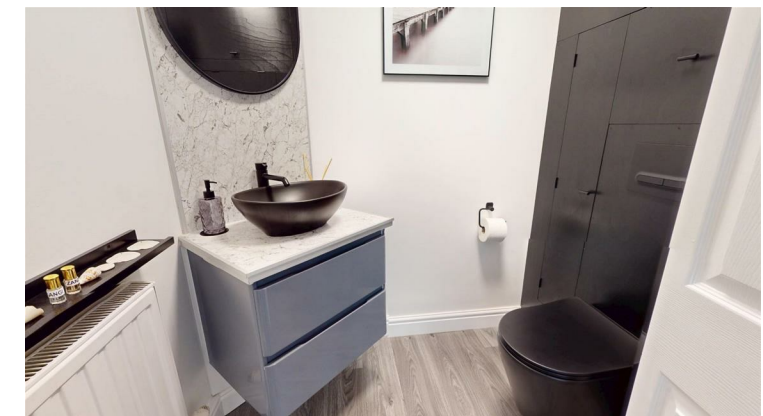
## UTILITY ROOM

2.90m x 2.01m (9'6" x 6'7")



Fitted base and wall cabinets with roll edge working surface to include inset stainless steel sink with mixer tap, void and plumbing for washing machine, space for upright American style fridge/freezer. Fitted cupboard housing a recently installed Worcester LPG Gas Fired Boiler with Hive smart heating and hot water.

## CLOAKROOM



Newly refurbished with a floating vanity unit with marble effect top and



upstand incorporating a black shaped bowl with pillar tap, matching WC with concealed cistern and bespoke fitted cabinets to one wall providing a surprisingly large storage area beyond. Matching flooring to kitchen and utility room.

#### FIRST FLOOR CENTRAL LANDING

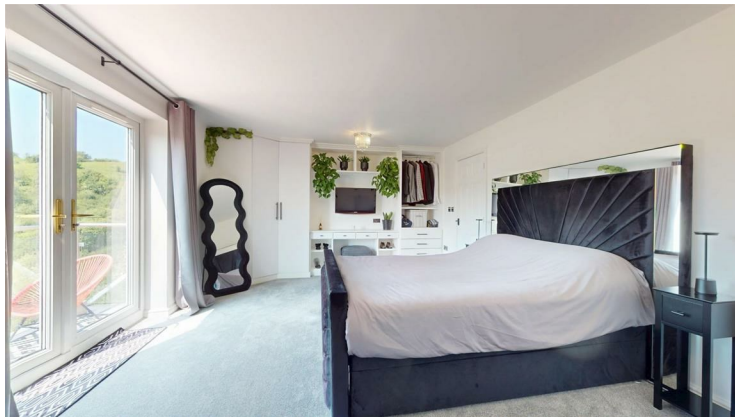
4.65m max x 3.99m (15'3" max x 13'1")



A light and airy central space enhanced by a large Velux double glazed south facing window and further window providing views over the rolling countryside, fitted linen cupboard with shelving, panelled radiator.

#### BEDROOM ONE

5.82m x 4.01m (19'1" x 13'2")



A very impressive master suite with white finished fitted furnishings to one wall comprising double door wardrobe, central dressing table with drawers and open fronted storage. The room benefits from two double glazed doors opening to a south facing balcony with far reaching views and panelled radiator.



#### EN SUITE BATHROOM

3.10m x 2.01m (10'2" x 6'7")



White suite comprising panelled bath with glazed screen and high output shower over with monsoon style head, floating vanity with drawers and a shaped black bowl with pillar tap, low level WC, fully lined walls with marble effect finish to include extractor fan, double glazed window, stone effect floor finish, towel radiator.

#### BEDROOM TWO

3.99m x 3.35m (13'1" x 11')



A double room with wide south facing window, it has painted wall panelling to the majority of one wall providing a back drop for the bed and headboard, corner wardrobe, matching dressing table, panelled radiator.

#### BEDROOM THREE

3.99m x 3.15m (13'1" x 10'4")



Double glazed window to rear, fitted bedroom furniture providing a combination of wardrobes and open fronted storage, panelled radiator.

#### BEDROOM FOUR

4.01m x 2.67m (13'2" x 8'9")



Double glazed window to rear, panelled radiator.

#### BATHROOM

3.99m x 1.88m (13'1" x 6'2")



Recently refurbished with a luxury suite comprising an impressive free-standing contemporary bath in black and white together with a large floor level shower cubicle with monsoon style shower, floating vanity with shaped black bowl and pillar tap and low level WC. Fully lined walls to a marble effect finish with stone effect floor tiling, double glazed window, extractor fan, anthracite towel radiator.



#### LOFT ROOM

21x10 (68'10" x 32'9")



There is a pull down ladder to the central landing opening to a surprisingly large room with Velux rooflight and fully lined walls and ceiling with electric