



FOR SALE

Offers In The Region Of £450,000

Bryn Y Pys, 25 Wynnstay Court, Wynnstay Hall Estate,
Ruabon, Wrexham, LL14 6LA

An impeccably presented and most attractive four-bedroom semi-detached country property which has recently undergone complete and sympathetic refurbishment works, boasting carefully manicured gardens, driveway and garage parking, and enjoying delightful views to the rear, enviably situated within the prestigious Wynnstay Hall Estate.



Ruabon (1.5 miles), Wrexham (6.5 miles), Ellesmere (11 miles), Chester (18 miles) and Shrewsbury (27 miles).

All distances approximate.



- **Luxuriously Appointed**
- **Recently Renovated to a High Standard**
- **Generous Landscaped Gardens**
- **Double Garage and Driveway**
- **Wynnstay Hall Estate**
- **Communal use of Grounds and Amenities**

DESCRIPTION

Halls are delighted with instructions to offer Bryn Y Pys, 25 Wynnstay Court, Wynnstay Hall Estate in Ruabon for sale by private treaty.

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The property, which has been systematically and lovingly renovated by the current vendor, currently comprises, on the ground floor, a Reception Hall, Cloakroom, Dining Room, Living Room, Kitchen/Breakfast Room, Bedroom/Study, and Utility Room, together with, to the first floor, three Bedrooms (the Master benefitting from an En-Suite Shower Room) and a family Bathroom.

Externally, the property is complimented by delightful gardens which have, again with same the careful attention to detail, been pleasantly landscaped and now comprise a patio area with views of the Estate, along with a number of areas of lawn and established floral beds. The property also boasts a double garage, accessed via a pathway from the rear gardens.

The sale of Bryn Y Pys does, therefore, offer the very rare opportunity for purchasers to acquire a recently renovated and now immaculately presented four-bedroom country home of particular charm, situated within the noted grounds of the the renowned Wynnstay Hall.

DIRECTIONS

From Ellesmere take the A528 to the village of Overton-on-Dee and continue through in the direction of Wrexham (via Erbistock). Turn left (signposted Ruabon) and continue for approximately 4 miles and the entrance to The Wynnstay Hall Estate will be located on the left hand side. Upon entering the Estate grounds, take the second left and continue for a short way until reaching a block of three garage; the centre garage belongs to Bryn Y Pys and the property can be found by following, on foot, the path to the right hand side.

SITUATION

Approached along a magnificent tree lined avenue, the Wynnstay Hall Estate has many unique historic features and is set amidst parkland and Grade I Listed gardens which were originally designed in 1777 by Lancelot "Capability" Brown. More information on Wynnstay Hall Estate can be found at www.wynnstayhallestate.co.uk. Whilst enjoying this exclusive location the property is within motoring distance of the nearby villages of Ruabon (1.5 miles) and Overton-On-Dee (5.5 miles), both of which, have excellent local shopping, recreational and educational facilities. The county towns of Chester (18 miles) and Shrewsbury (27 miles) are both also easily accessible and both have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

A composite front entrance door opening in to a:

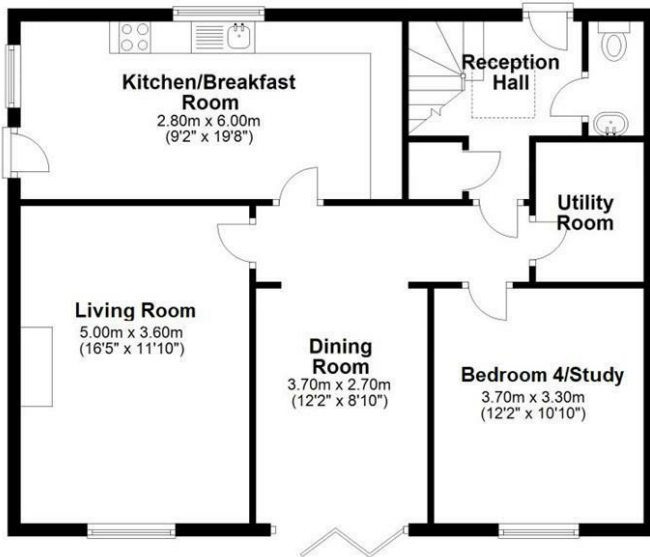
RECEPTION HALL

A most impressive Reception Hall with full height ceilings, flag tiled floor, carpeted staircase to first floor and door in to understairs storage cupboard.



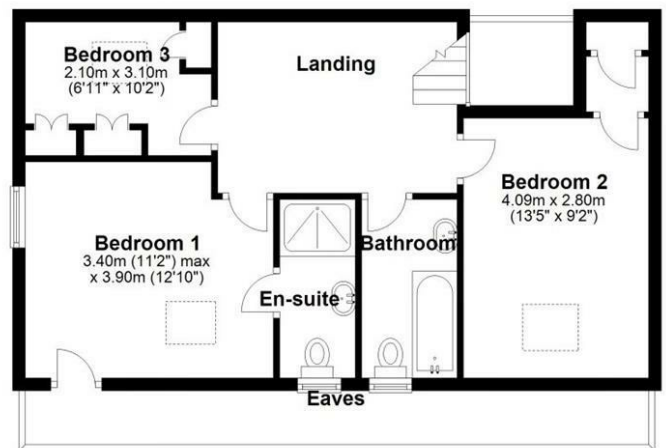
Ground Floor

Approx. 77.4 sq. metres (833.3 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.7 sq. feet)



Total area: approx. 129.1 sq. metres (1390.1 sq. feet)

25 Wynstay Court

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



DOWNSTAIRS CLOAKROOM

Pedestal hand basin (H&C), low flush WC, flag tiled floor and wall mounted gas fired central heating boiler.

DINING ROOM

12'1" x 8'10"

Italian porcelain wood-effect flooring, fully glazed bi-folding doors to rear elevation enjoying views over the gardens and parkland beyond.

LIVING ROOM

16'4" x 11'9"

Italian porcelain flooring, a most attractive reclaimed ornate fireplace and double glazed window to side and rear elevations.

KITCHEN/BREAKFAST ROOM

9'2" x 19'8"

Flag tiled flooring, a Franke sink unit (H&C) with flexi mixer tap over, a range of granite work surface areas, base units incorporating cupboards and drawers, planned space for a dishwasher, a Smeg cooking Range (included within purchase price), matching eye level cupboards, double glazed windows to front and side elevations, and a composite stable type side entrance door.

UTILITY ROOM

A roll topped work surface area, planned space below for appliances and flag tiled flooring.

BEDROOM FOUR/STUDY

12'1" x 10'9"

Italian porcelain tiled flooring and double glazed window with window shutters to rear elevation.

FIRST FLOOR LANDING

Providing a lovely sitting area with a fitted carpet as laid, velux rooflight, inspection hatch to roof space and doors in to the following:

BEDROOM ONE

11'1" x 12'9"

Fitted carpet as laid, double glazed window with window shutters to side elevation, velux rooflight, under eaves storage cupboard and fitted carpet as laid.



EN SUITE SHOWER ROOM

Pedestal hand basin (H&C), low flush WC, fully tiled shower cubicle with mains fed shower, fully tiled walls and flooring.

BEDROOM TWO

13'5" x 9'2"

Fitted carpet as laid, velux rooflight and door in to a recessed wardrobe with hanging rail and shelving.

BEDROOM THREE

6'10" x 10'2"

Fitted carpet as laid, extensive range of fitted furniture including wardrobes, dressing table, draws etc, velux rooflight, under eaves storage cupboard.

FAMILY BATHROOM

Vanity hand basin (H&C) with double cupboard below, panelled bath (H&C) with mixer tap and shower attachment, low flush WC, fully tiled flooring and walls, double glazed window to rear elevation.

OUTSIDE

A double width driveway leads onto the:

DOUBLE GARAGE

16'9" x 16'0"

Concrete base, up and over front entrance door, power and light laid on, storage space to the rear and useful attic space.

GARDENS

To the front of the property is a gravelled border enjoying providing a pleasant space for sitting out enjoying the evening sun. To the side of the property is an attractively landscaped area predominantly laid to astro turf for ease of maintenance and providing a further spot for sitting out and enjoying the attractive surroundings.

The rear garden is a particularly attractive feature of the property and has been luxuriously landscaped by the present vendors, to now include an extensive resin terrace providing a super entertaining space bordered by low level brick walling beyond which is a well tended lawned garden flanked by well stocked floral and herbaceous borders. The gardens enjoy a slightly elevated view over farmland, the surrounding well tended gardens and grounds, as well as the attractive neighbouring properties.



SERVICES

We understand that the property has the benefit of mains water, gas and electricity. Drainage is to a private system.

SERVICE CHARGE

We are informed that the Service Charge is £1,570.40 per year charged quarterly and includes; maintenance of communal grounds including grass cutting; tree maintenance and path maintenance; communal exterior lighting; maintenance and use of tennis court; maintenance of private waste treatment plant; drive maintenance and gritting in winter.

TENURE

The property is of Leasehold tenure with an original term of 999 years, commencing in 2018. There is a Ground Rent of: 1 Daffodil per annum.

LOCAL AUTHORITY & COUNCIL TAX

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. The property is in Council Tax Band 'G'.

FOR SALE

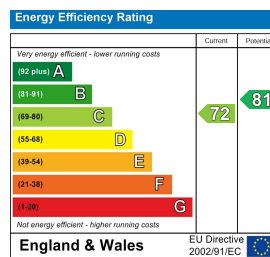
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



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