



Bod Hyfryd

Maes Maelor, Bwlchgwyn, Wrexham, LL11 5YL

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Guide Price - £650,000

As the selling agent, Rostons are thrilled to present Bod Hyfryd, a beautifully appointed four bedroom detached family home situated on approximately 5.27 acres. This property features manicured private gardens, extensive parking, a garage, four paddocks, and a large private woodland area. The current owners have extended and significantly enhanced the accommodation, which boasts excellent fixtures and fittings throughout. The layout includes an entrance porch, rear vestibule, formal lounge, sitting area, dining room, modern breakfast kitchen, WC and a utility room. Two staircases lead to the first floor, one from the extended lounge to the principal bedroom with an en-suite shower room, and the main staircase to a landing area, three additional bedrooms, and a family bathroom. Externally, the property is set back from the road with a long driveway flanked by paddocks, leading to private off-road parking and a detached double garage. The gardens are immaculately maintained, primarily laid to lawn with well stocked borders, a patio area, and a greenhouse, with access to the woodland. The four paddocks are located at the front, rear, and side of the property.

LOCATION

Bwlchgwyn is a village in Wrexham County Borough and situated approximately five miles of Wrexham and six miles of Chester. The Village has its own primary school and a local state secondary school can be found in nearby Wrexham. Wrexham offers a comprehensive range of shopping facilities, plus a selection of bars and restaurants whilst Chester City Centre showcases a wide selection of shops, boutiques and popular eateries, plus a direct train service to London Euston in around two hours. Regarding education, there are noted local state schools, including, Bwlchgwyn C.P. School, Minera Aided Primary School and Ysgol Bryn Tabor. Private education can be found at both Kings and Queens of Chester. Bwlchgwyn is well known for picturesque cycling tracks and trekking. It is also ideally placed for commuting to all major commercial centres of the North West via the A483, A55 North Wales expressway plus the M53 and M56 motorways networks.





ACCOMMODATION

Approached from the front of the property to the entrance porch, with oak insulated doors.

ENTRANCE PORCH

Oak panel door, two double glazed windows, quarry tiled flooring, inner door through to the sitting area and dining room.

SITTING AREA

A cozy sitting area with a triple glazed window to front, stone flooring, recess log burner, stone mantel, tiled hearth, radiator and staircase rising to the first floor landing.

DINING AREA

Triple glazed window to front, stone flooring, brick fireplace, radiator, doors to both breakfast kitchen and lounge.

LOUNGE

Triple glazed windows to both front and rear, stone flooring, recess log burner set in a brick fireplace with an oak mantel, tiled hearth, staircase to the first floor principle bedroom, door to rear vestibule.



REAR VESTIBULE

Used as the more formal entrance with an oak panel door to outside, stone flooring, triple glazed window, velux window & radiator and connecting door through to the breakfast kitchen.

BREAKFAST KITCHEN

Fitted with a modern range of wall, base and drawer units, contrasting composite work surfaces and an inset porcelain sink unit with an instant hot water mixer tap over, integrated electric oven, gas hob and extractor, dishwasher, tiled flooring, composite splashbacks, two double glazed windows and door through to the utility room and WC.

UTILITY ROOM

Wall and base units, sink unit, plumbing point for a washing machine and space for a tumble dryer, tiled splashbacks and tiled flooring, radiator and two double glazed windows.

GROUND FLOOR WC

WC and vanity wash hand basin, tiled flooring, part tiled walls, radiator.



LANDING

Approached via the lounge having a velux window, door to principal bedroom.

BEDROOM 1

Double bedroom with a velux window, triple glazed window to front, built in cupboard, radiator.

EN SUITE

Shower cubicle with shower unit, WC and wash hand basin, part tiled walls, radiator and heated towel rail, tiled flooring, heat exchange unit and under floor heating, triple glazed window to side.

FIRST FLOOR LANDING

Approached via the sitting and dining area, access to loft space, airing cupboard.

BEDROOM 2

Triple glazed window, radiator.

BEDROOM 3

Double bedroom, triple glazed window to front, built in cupboard, radiator.

BEDROOM 4

Double glazed window, radiator.

FAMILY BATHROOM

Shower cubicle with shower, panel bath, WC and wash hand basin, tiled walls, tiled flooring, radiator, heat exchange unit and under floor heating, double glazed window.





OUTSIDE

Leaving the highway, the property is approached along a deep set driveway flanked by two paddocks which extends to a large private driveway providing ample off road parking. The property also has CCTV and a **DETACHED DOUBLE GARAGE.**

GARDEN

The private gardens are immaculately presented and have been well maintained by the current owners showcasing principally lawned areas with stocked retained planted borders, two patio areas, greenhouse and shed, hedging to boundary and gate through to the woodland area.

LAND

Comprising four large paddocks located to the front, side and rear of the property together with an extensive woodland area.

SERVICES

Main electric, water and sewerage treatment plant.

COUNCIL TAX

TBC

EPC

F



DIRECTIONS

Sat nav LL11 5YL

What3words ///bogus.lists.campers

APPROXIMATE DISTANCES

Wrexham City Centre – 6.5 miles

Chester City Centre – 17.7 miles

Liverpool John Lennon Airport – 41.6 miles

Manchester International Airport – 50.3 miles

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

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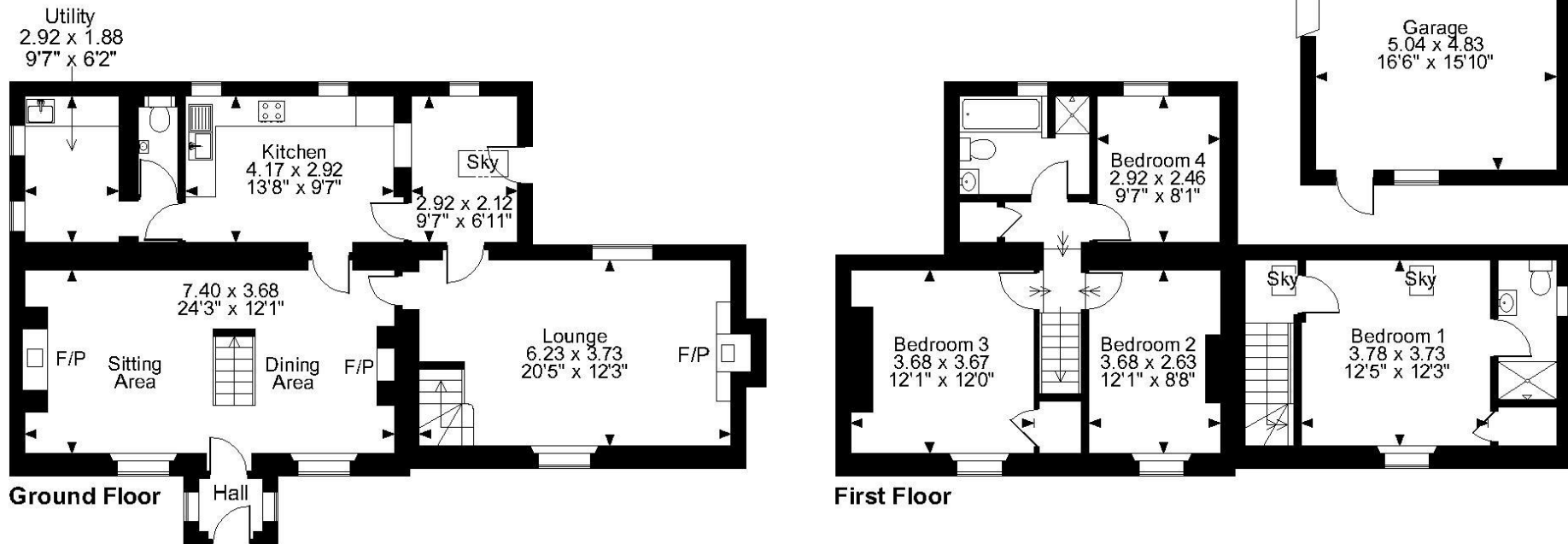
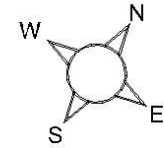
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Approximate Gross Internal Area

Main House = 1684 Sq Ft/156 Sq M

Garage = 262 Sq Ft/24 Sq M

Total = 1946 Sq Ft/180 Sq M



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Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU
Tel: 01829 773000 | Email: residential@rostons.co.uk
www.rostons.co.uk

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