

FOR SALE



Willow House Pendwll Road, Moss, Wrexham, LL11 6EU



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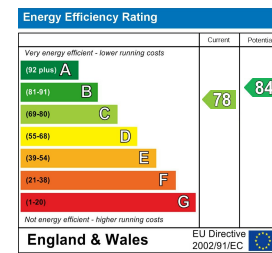
Offers In The Region Of £390,000

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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



This executive four bedroom detached home offers panoramic views, and is offered with NO UPWARD CHAIN.



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Telford Sales

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1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- NO CHAIN
- Recently Refurbished
- Panoramic Views
- Large Balcony
- Detached Garage
- Four Double Bedrooms

**ENTRANCE HALL**

UPVC part-glazed entrance door with pelmet lighting above, part-tiled flooring, oak veneer internal doors throughout, radiator, sliding doors to coat hanging and shoe storage space, stairs to the first-floor landing with a useful storage cupboard below, and coving to the ceiling.

**CLOAK ROOM/ WC**

Equipped with a washbasin and WC set within a gloss white vanity unit with a marble-effect shelf above, radiator and tiled flooring.

**UTILITY ROOM**

(5.03m max x 2.92m max) Fitted with shaker-style base and wall cupboards with wood-effect work surfaces, incorporating a stainless steel single drainer sink unit with UPVC double-glazed window above, plumbing for a washing machine, space for a dryer, two radiators, tiled flooring, UPVC part-glazed external door, and two storage cupboards, one housing the Worcester gas-fired central heating boiler.

**BEDROOM ONE**

(5.26m x 3.43m) UPVC double-glazed window to the front, coving to the ceiling, and radiator.

**BEDROOM TWO**

(4.80m max x 4.65m max) Two UPVC double-glazed windows, fitted four-door wardrobe, radiator, and coving to the ceiling.

**BEDROOM THREE**

(4.70m x 2.90m) UPVC double-glazed window and radiator.

**FAMILY BATHROOM**

(2.95m x 2.90m) Luxuriously appointed with a stylish four-piece modern suite, including a double-ended bath with freestanding black mixer tap and handheld shower, a large walk-in shower with a Drench-style shower head and separate controls, a black heated towel rail, a rectangular washbasin with black mixer tap and vanity drawers below, a close-coupled WC, an additional black radiator, fully tiled walls and ceiling, UPVC double-glazed window, extractor fan, inset ceiling lighting, and an illuminated wall-mounted mirror.

**FIRST FLOOR**

**LANDING**

Approached via the staircase from the hallway, with a gallery over the stairwell, exposed brickwork, ceiling hatch to the roof space with pull-down loft ladder, coving to the ceiling, oak veneer internal doors, radiator, and UPVC double-glazed French door leading to the:

**COVERED BALCONY**

(4.93m x 1.70m) Featuring arched brickwork, views over Moss Valley, and inset ceiling spotlights.

**LOUNGE**

(4.75m x 3.89m) A good-sized reception room with dual aspects, having UPVC double-glazed windows to the front and side, radiator, coving to the ceiling, exposed brick double-sided chimney breast with oak mantel, and see-through wood-effect fire. Archways lead to the:

**DINING ROOM**

4.72m x 2.92m) UPVC double-glazed French doors leading to the timber decked patio, wood-effect flooring, coving to the ceiling, radiator, and oak veneer door opening to the:

**KITCHEN/ BREAKFAST ROOM**

(5.49m x 2.87m) An impressive and well-appointed sociable kitchen with an extensive range of base and wall cupboards, complemented by ample work surface areas with matching upstands, including a central island incorporating a breakfast bar, additional cupboards, and recycling storage, four-ring electric hob with pull-out extractor hood above, double oven/grill, wine cooler, stainless steel 1 ½ bowl sink unit with mixer tap, plumbing for a dishwasher, two integrated fridges, two UPVC double-glazed windows overlooking the rear garden, coving to the ceiling, and grey vertical radiator.

**MASTER BEDROOM**

(5.28m x 3.43m) UPVC double-glazed window to the front with views across the valley, fitted six-door wardrobe with overhead storage cupboard, and dressing table with drawer units, radiator, coving to the ceiling, and an oak veneer door opening into the:

**EN-SUITE**

(2.31m x 2.18m) Well-appointed with his-and-hers countertop wash bowls with mixer tap and storage cupboard and drawers below, close-coupled WC, walk-in shower with Drench-style shower head and drying area, inset ceiling spotlights, UPVC double-glazed window, radiator, underfloor heating, extractor fan, and fully tiled walls and floor.

**EXTERNAL**

**DETACHED GARAGE**

(5.79m x 4.62m) With electric roller door to the front, useful attic storage space, lighting, and power sockets.

**GARDENS**

Illuminated steps alongside decorative gravelled borders lead to a stone-paved patio providing a pleasant seating area. Artificial grass extends to the front and side, with a further large stone-paved patio with a brick store on the other side. To the rear of the property is a good-sized timber-decked patio with artificial grass beyond, railway sleepers, and a rockery-style garden with glass and chrome balustrade.

**GENERAL REMARKS**

**SERVICES**

We understand mains water, gas and electricity to be connected. None of these have been tested.

**TENURE**

Freehold. Solicitors can confirm this.

**LOCAL AUTHORITY**

Wrexham County Borough Council. Tel: 01978 292000. Council Tax band G.

**VIEWINGS**

Viewings by appointment with Halls Oswestry. Tel: 01691 670320 Email: oswestry@halls.gb.com

**DIRECTIONS**

From Wrexham City Centre, proceed along Mold Road, passing the Football Ground on your right. At the roundabout, turn left, passing the entrance to B&Q on the right. At the next mini-roundabout, take the second exit and proceed under the flyover bridge, taking the next right turn. Continue for approximately 1 mile, passing Moss Valley Road on your right. Continue up the hill into Wrexham Road and turn right into Westminster Road. Proceed down the hill for approximately ½ mile and turn left into Pendwll Road just before the Golf Course. Willow House will be on your left after a short distance.

**SITUATION**

Moss is a small village on the outskirts of Wrexham, known for its parkland-style countryside, picturesque setting, and municipal golf course. The surrounding larger villages offer convenient shopping facilities and amenities, including primary and secondary schools. Good road links provide access to the A483 bypass, connecting Wrexham to Chester, Mold, and Oswestry, making daily commuting to major commercial and industrial centers in the region easy. Wrexham Maelor Hospital and Glyndwr University are also a short drive away. Wrexham City Centre offers a wealth of retail, leisure, and social amenities.

**DESCRIPTION**

Enjoying panoramic views across Moss Valley, this spacious 4-bedroom detached executive home is in excellent condition, having been significantly improved by the current owners in recent years. It offers spacious accommodation designed to maximize its slightly elevated, semi-rural views.

**ACCOMODATION**

**GROUND FLOOR**