



Ffrwd Road | | Cefn-Y-Bedd | LL12 9TS

Offers over £520,000



ROSE RESIDENTIAL

Ffrwd Road |
Cefn-Y-Bedd | LL12 9TS
Offers over £520,000

Designed and built by the current owners, this exceptional and truly unique home is finished to the highest specification, offering generous and versatile living space complemented by outstanding outdoor entertainment areas. The beautifully presented accommodation includes a spacious open plan lounge, modern kitchen/diner with utility room, and three well-proportioned bedrooms, one with en-suite, alongside a luxurious family bathroom and additional cloakroom. A separate annexe provides a stylish double bedroom with sloped ceilings, Velux windows, and its own modern en-suite shower room, making it ideal for independent living, visiting family, or as a business opportunity, with the current owners successfully operating it as an Airbnb. Externally, the property excels in lifestyle features, boasting a stunning outdoor entertaining area with a covered bar, outdoor kitchen, and relaxed seating areas, seamlessly linking with the main house via bi-fold doors. Further benefits include a detached garage with electric up-and-over door, a south-facing side garden.

Entrance

Electric gates open onto the driveway leading to the property. This driveway provides ample parking for multiple vehicles.

Hallway

A composite front door opens into a light and spacious hallway, from which every room in this exceptional property can be accessed. A partly glazed door provides access to the rear, while glazed panels flood the space with natural light. The hallway is further enhanced by wooden flooring with underfloor heating and contemporary spotlights.





Open Plan Living Area

41'6" x 20'4" (12.66m x 6.20m)

This room truly is the heart of the home, featuring dual-aspect bi-folding doors that seamlessly connect the indoors with the outdoors. The individually designed kitchen is equipped with premium integrated appliances, including a microwave, oven, five-ring hob, dishwasher, wine fridge, and boiling water tap, all centred around a stylish and functional layout. The adjoining living area is enhanced by a multi-fuel log burner and a contemporary media wall, creating a perfect environment for both relaxed family living and sophisticated entertaining.

Utility Room

A highly practical utility room, fitted with base units and tiled splashbacks, providing useful additional storage. The room offers plumbing for a washing machine, space for a tumble dryer, and an additional stainless steel sink with mixer tap, all set on a durable ceramic tiled floor. A rear facing UPVC double glazed window completes the space, bringing in natural light.

Additional W/C

Fitted with a modern suite comprising a low flush WC and wash hand basin, with a rear facing UPVC double-glazed window featuring privacy glass. Finished with panelled walls and tiled flooring.

Bedroom Two

16'1" x 7'10" (4.92m x 2.40m)

The second bedroom is exceptionally spacious and features fitted wardrobes, a rear facing UPVC double glazed window, and a sun tunnel that fills the room with natural light. Finished with wooden flooring and underfloor heating, the room also benefits from a versatile vanity or office area, adding both practicality and style.

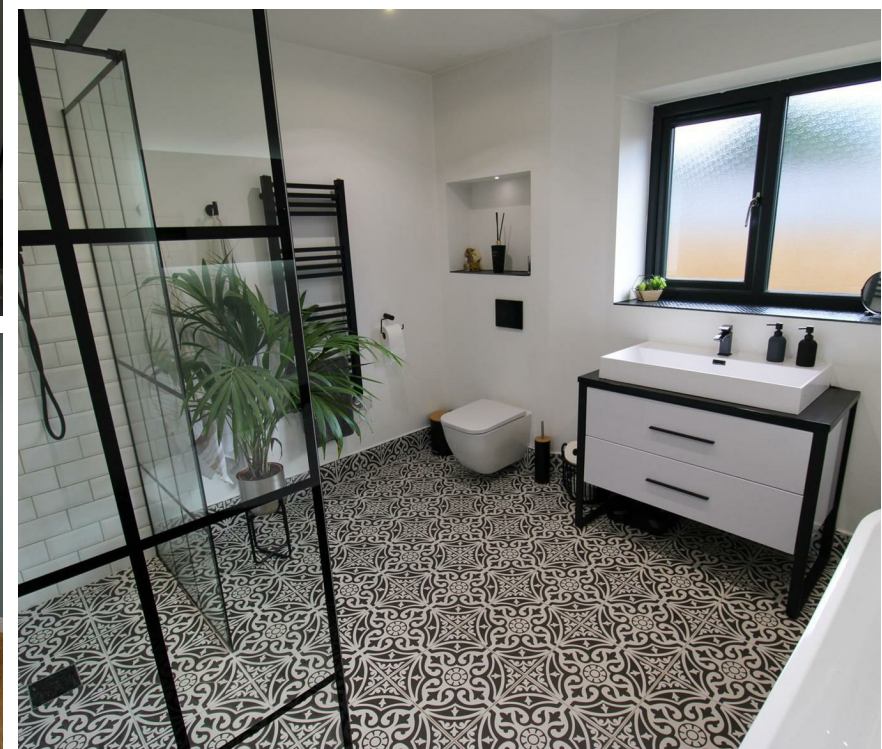
Bedroom One

16'2" x 14'2" (4.95m x 4.34m)

A stylish and generously proportioned main bedroom, fitted with a full bank of wardrobes offering excellent storage. Natural light is drawn in from both a front facing UPVC double glazed window and side facing French doors with glazed panels that open onto the central courtyard garden, creating a wonderfully bright and airy atmosphere. Finished in neutral décor with recessed ceiling spotlights and wooden flooring with underfloor heating.

Family Bathroom

A well appointed and luxurious bathroom, fitted with a modern four piece suite comprising a freestanding bath with mixer tap, a separate tiled shower enclosure with glazed screen and mains shower with jets, a stylish wide wash basin set on a vanity drawer unit, and a low-flush WC.



Detached Double Garage

A detached garage fitted with an electric up-and-over door, providing secure parking and additional storage space.

Annexe Bedroom

A beautifully presented double bedroom annexe with characterful sloped ceilings and Velux windows, filling the space with natural light. The room is tastefully finished with stylish décor, including a striking feature wall, wooden flooring, and a radiator, offering both comfort and charm. It also benefits from a modern en-suite shower room, fitted with a full-width tiled shower enclosure, wall-mounted wash basin, and low-flush WC. The shower area is attractively tiled and complemented by a chrome towel radiator, creating a sleek and practical finish.

This versatile annexe is ideal as an independent space for older children, visiting family and friends, or as a potential business opportunity, with the current owners successfully operating it as a popular Airbnb listing.

Externally

An exceptional outdoor entertaining area, thoughtfully designed to combine relaxation and socialising. The space features a covered bar area with seating, wall-mounted TV, and ambient lighting. Modern outdoor kitchen with sink, worktops, and built-in barbecue complements the layout, while a stylish lounge area with corner seating and a central table creates the perfect spot for gatherings. The seamless connection to the house through bi-fold doors enhances the flow between indoor and outdoor living, making this a true lifestyle space.

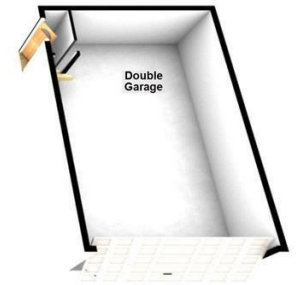
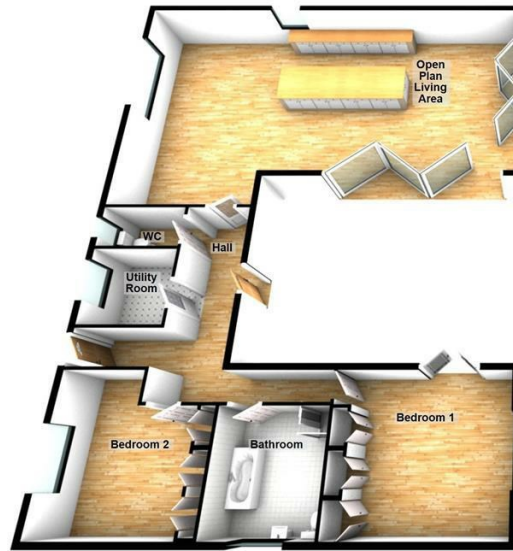
Disclaimer

The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility for any errors or omissions, and it is subject to change without notice.

All prospective buyers or tenants are strongly advised to verify any details and conduct their own due diligence before making any decisions. The property may be subject to changes in zoning, laws, or other factors that could impact its use or value. Additionally, the property is sold or leased "as-is" and may not be in perfect condition.

By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wrexham

01978 504001
sales@rose-residential.co.uk