



Bryn Road, Wrexham, LL11 6EL

Price £550,000

Reference: 19292080

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION:** Add text here

**SERVICES:** Add text here

**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council

**VIEWING:** Add text here



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## Description

A simply stunning individually built 4 double bedroom detached family home with fantastic views across the rear garden towards Cheshire and Liverpool offering a wealth of features that include an impressive large open plan kitchen dining living space with bi fold doors leading out to the garden which has created a truly wonderful entertaining space for adults and children. Conveniently located within easy reach of Wrexham, Chester and Shropshire, Eyton View has an abundance of quality that briefly comprises a welcoming entrance hall with oak and glass turned staircase, under floor heating throughout the ground floor, cloaks cupboard, washroom/w.c., living room with bay window, sitting room or home office, stylishly appointed fitted kitchen with quality integrated appliances, quartz work surface areas incorporating a central island/breakfast bar and open to the living space and dining area with cathedral style ceiling, utility with access to the garage. The 1st floor landing with glass and oak minstrel gallery overlooking the kitchen connects the 4 double bedrooms, 3 with fitted wardrobes and the principal bedroom with en-suite shower room. Family bathroom with double ended bath and separate shower. Externally, a front gravelled drive with ample parking leads to the garage with the benefit of an electric door. The good sized rear garden has been landscaped to provide a superb outdoor space that offers memorable views from its 2 large patio areas and lawned garden. Viewing recommended. Energy Rating - B (84)

### LOCATION

Situated approximately 3 1/2 miles from the centre of Wrexham within a short walk of Moss Valley Country Park with its picturesque setting and municipal golf course, Eyton View enjoys spectacular panoramic views across Cheshire and beyond from its elevated setting. The village and adjoining villages offer convenient shopping facilities and amenities that include Primary and Secondary Schools. Good road links allow access to the A483 by-pass which connects Wrexham to Chester, Mold and Oswestry therefore allowing for daily commuting to the major commercial and industrial centres of the region. Wrexham Maelor Hospital is only a short driving distance away as is the University. Wrexham City Centre offers a wealth of retail, leisure and social amenities together with public transport links.



### 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 hand turning. Proceed for approx. 1 mile passing Moss Valley Road on your right. Continue up the hill into Wrexham Road and then turn right onto Westminster Road. Continue for a further ½ a mile a take the left turn into Moss Hill which leads to Cerney Road. Turn left into Bryn Road and Eyton View will be observed on the left.

### ON THE GROUND FLOOR

Entrance porch with inset spotlights and part glazed composite door opens to:

### WELCOMING HALLWAY

Having the benefit of heated tiled flooring that continues throughout the ground floor, oak staircase with glass balustrade, useful cloaks cupboard with hanging rail and oak internal doors to all rooms.

### WASH ROOM/W.C

Appointed with a close coupled w.c, wash basin within gloss fronted vanity unit and illuminated mirror above, inset ceiling spotlights, heated tiled flooring and extractor fan.

### LOUNGE

14'9 x 13'3

Featuring upvc double glazed bay window to front, chimney breast with oak mantel, exposed brickwork and tiled hearth, ceiling speakers and under floor heating.

### SITTING ROOM/HOME OFFICE

14'8 x 11'9

A versatile room having heated tiled flooring, upvc double glazed window to side and inset ceiling spotlights.

### KITCHEN/DINING/LIVING ROOM

33'6 max x 22'2 max

An impressive living space for a family offering stunning views across the garden towards Cheshire and Liverpool featuring a partial double height ceiling and Cathedral style ceiling. The kitchen area is appointed with a stylish handleless range of base and wall cupboards complimented by Quartz work surface areas with matching upstands and central island incorporating a breakfast bar, Bosch induction hob, Downdraft extractor which slips into the worktop when not in use, pan drawers and additional base cupboard, integrated Bosch twin ovens with matching grills, AEG integrated microwave, integrated dishwasher, larder style fridge and separate freezer, inset 1 ½ bowl sink unit with ingrained drainer and bi-fold aluminium windows above and two Velux roof light windows, integrated wine cooler and an extensive range of base and wall cupboards. Tiled underfloor heating continues into the the living area with ceiling speakers, inset spotlights, raised television and Cat-5 connection points. The dining area features full width aluminium grey bi-fold doors opening to the patio to create a fantastic entertaining space.

### UTILITY

11'1 x 7'4

Fitted base and wall cupboards with work surface incorporating sink unit with mixer tap, plumbing for washing machine, part tiled walls, heated tiled flooring, storage cupboard with wiring for internal speakers and Cat-5 connection points. An internal door leads into the garage.

### ON THE FIRST FLOOR

Approached via the turned oak staircase with glass balustrade to:

### SPACIOUS LANDING

With Minstrel gallery overlooking the kitchen and living area, upvc double glazed window, radiator, central heating thermostat, oak internal doors connecting all rooms and airing cupboard with radiator, shelving and hanging rail.

### BEDROOM ONE

13'4 x 13'0

Fitted with eight door wardrobes with chrome bar handles, upvc double glazed window to front, radiator, raised television aerial point and oak door into:

### EN-SUITE

7'9 x 6'1

Appointed with a large walk-in shower area with Drench style shower head, double ended wash basin with waterfall style mixer tap on gloss vanity cupboard, close coupled w.c, upvc double glazed window, chrome heated towel rail, extractor fan and inset ceiling spotlights.

### BEDROOM TWO

11'7 x 11'1

Upvc double glazed window from which to admire the views, radiator, sliding door fitted wardrobes and ceiling hatch to roof space with pull-down loft ladder.

### BEDROOM THREE

13'1 x 10'4

Fitted sliding door wardrobes, upvc double glazed window with views across the garden towards Cheshire and radiator.

### BEDROOM FOUR

11'2 x 9'8

A good sized fourth bedroom accommodating a double bed with upvc double glazed window to front and radiator.

### FAMILY BATHROOM

10'8 x 7'5

Beautifully appointed with a white suite of walk-in shower area with thermostatic shower unit, Drench style shower head and splash screen, double ended bath with waterfall taps and hand-held shower attachment, close coupled w.c, wall hung wash basin with waterfall style mixer tap, upvc double glazed window, inset ceiling spotlights, illuminated wall mirror, extractor fan, tiled flooring, part tiled walls and chrome heated towel rail.

### OUTSIDE

The property is approached along a gravelled driveway providing ample parking and guest parking and leading to:

### GARAGE

19'1 x 10'7

Having electric roller shutter door, Worcester gas combination boiler, lighting and power sockets.

### GARDENS

An Indian stone paved path leads to the entrance door and gated paths either side of the property lead to the rear garden which is a particular feature of the property having a full width Indian stone paved patio providing lovely outdoor entertaining space with lawned garden beyond and an additional raised composite decked patio with glass and chrome balustrade having stunning panoramic views, up and down wall lights, external sockets and raised flowerbeds.

### COUNCIL TAX BAND - F