

Wingetts

More than just estate agents



Swn Y Coed Castletown Road , Moss, LL11 6DW

A spacious and beautifully presented 3 double bedroom detached family home providing excellent entertaining space both inside and out with well-established private gardens, lovely views, plenty of parking and a good sized garage. Situated within the village of Moss with its picturesque country park and municipal golf course as well as easy access to Wrexham city centre, Chester and surrounding villages, the accommodation briefly comprises an entrance hall with useful store cupboard, fitted kitchen breakfast room, family sized dining room with an open aspect to the light and airy lounge with the warmth of a log burner, double glazed conservatory with pleasant views over the garden, utility and cloaks/w.c. Bedroom 3 is located on the ground floor and offers versatility as an office or gym if preferred. The 1st floor landing gives access to the 2 further double bedrooms both with impressive views. Bedroom 1 has full width fitted wardrobes. The family bathroom is appointed with a shower enclosure and bath. Externally, the private drive can accommodate multiple vehicles and leads to the large garage. A large gated private rear garden is a particular feature that includes a level lawned garden, patio and seating areas, ornamental fish pond, former chicken coop, store sheds, flower beds and panoramic views towards Cheshire and beyond. Energy Rating - C (69)

Price £325,000

Swn Y Coed Castletown Road

, Moss, LL11 6DW



- A spacious and beautifully presented detached family home
- Lounge, conservatory
- Family bathroom
- Well established private gardens
- Situated within the village of Moss with its picturesque country park
- Kitchen/breakfast room, utility, cloaks/w.c
- Private driveway
- Hallway, dining room
- Three bedrooms
- Garage

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

DINING ROOM

16'7 x 10'0 (5.05m x 3.05m)

LOUNGE

22'6 x 12'8 (6.86m x 3.86m)

CONSERVATORY

11'7 x 10'8 (3.53m x 3.25m)

KITCHEN/BREAKFAST ROOM

11'3 x 10'3 (3.43m x 3.12m)

UTILITY

8'0 x 6'3 (2.44m x 1.91m)

CLOAKS/W.C

INNER HALL

BEDROOM THREE

12'8 x 9'7 (3.86m x 2.92m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

13'0 x 9'7 (3.96m x 2.92m)

BEDROOM TWO

13'2 x 11'2 (4.01m x 3.40m)

BATHROOM

9'4 x 8'9 (2.84m x 2.67m)

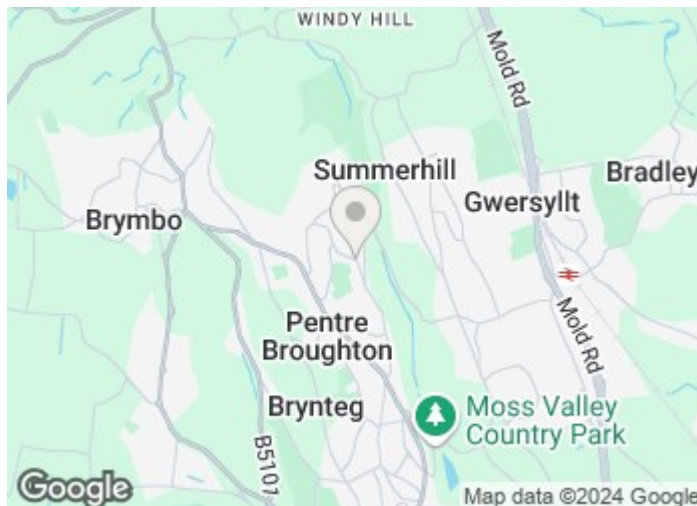
OUTSIDE

GARAGE

25'2 max x 11'2 min (7.67m max x 3.40m min)

GARDENS

COUNCIL TAX BAND - F



[Directions](#)



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(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	