



Ground Floor
Approx. 88.8 sq. metres (955.7 sq. feet)



Smithy Lane, Wrexham, LL14 4EN

Price £300,000

Reference: 19405091

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 beautifully presented 3 bedroom double fronted bungalow with stunning countryside views across the large rear garden connected by its own timber decked bridge stretching across the brook providing a most idyllic setting yet just a short drive from excellent road links and a range of amenities. The accommodation has been much improved by the current owners and must be viewed to appreciate its many qualities. Briefly comprising an open fronted porch, entrance hall with quarry tiled floor, bay window sitting/dining room, lounge with the warmth of a log burner and an open aspect through to the modern fitted kitchen from where to admire the picturesque views. 3 bedrooms, 2 of which are doubles, and a stylish shower room with large shower area. Gas fired central heating and Upvc double glazing. Externally, a private drive provides ample parking alongside a low maintenance front garden. The rear garden is a particular feature that includes a 12'1 x 11'8 summerhouse currently used as a gym, space for hot tub, spacious timber decked patio area for outdoor entertaining and the additional large garden with established trees, grassed area and flower beds bordered by the brook. Energy Rating - E (49)

LOCATION

Offering a lovely location with countryside views across the rear garden yet within easy reach of the excellent road links to Wrexham, Chester and Shropshire and a range of shopping facilities, social amenities and both primary and secondary schools. The neighbouring villages of Rhostyllen and Johnstown offer convenient day to day shopping, a bus service operates locally into Wrexham and Oswestry and there are picturesque walks nearby.



DIRECTIONS

Proceed along the A483 by pass in a Southerly direction taking the exit signposted Rhosllanerchrugog. Take 3rd exit and then the 2nd exit onto Smithy Lane signposted Pentre Bychan and the bungalow will be observed on the right after approximately 200 yards.

ACCOMMODATION

Arch fronted entrance porch with welcome light and upvc part glazed door opens to:

HALLWAY

With Herringbone patterned quarry tiled floor, dado rail, radiator, coving to ceiling and original panelled doors off.

LIVING/DINING ROOM

12'1 x 11'8

Currently utilised as a dining room with upvc double glazed bay window to front, wood effect laminate flooring, picture rail, open fire in surround and radiator.

SITTING ROOM

14'5 x 11'3

Featuring a walk-in upvc double glazed bay window, picture rail, grey vertical radiator, wood burner set within chimney breast with timber mantel above, recessed storage cupboards housing Ideal gas combination boiler and archway through to:

KITCHEN

16'3 x 6'9

Appointed with a modern white gloss fronted range of base and wall cupboards complimented by work surface areas incorporating an inset sink unit with ingrained drainer, four ring Bosch induction hob with extractor hood above and cutlery/pan drawers below, oven/grill, plumbing for dishwasher, plumbing for washing machine, part tiled walls, upvc double glazed window from which to admire the countryside views, space for fridge freezer, vertical grey radiator and upvc French doors opening to the rear garden.

BEDROOM ONE

11'4 x 10'9 plus bay window

Upvc double glazed bay window to front, radiator, picture rail and sliding door built-in wardrobe.

BEDROOM TWO

10'5 x 10'4

A double bedroom with upvc double glazed windows to side and rear and radiator.

BEDROOM THREE

7'2 x 7'0

Upvc double glazed window to side, radiator and wood effect laminate flooring.

SHOWER ROOM

8'2 x 5'5

Beautifully appointed with a stylish white suite of wash bowl on vanity unit with black waterfall style mixer tap, close coupled w.c, double width shower with black mains thermostatic shower unit, Drench style shower head and splash screen, recessed shelf unit, extractor fan, heated towel rail and easy clean wall panels.

OUTSIDE

Glenfield is approached along a tarmacadam driveway providing parking for three cars alongside a decorative slate front garden with low level brick front boundary wall and pathway to entrance porch. A side gate opens to the rear garden which is a particular feature of the property offering a large timber decked patio area with balustrade from which to admire the countryside views, space for hot tub, cold water tap, external lighting, composite steps and veranda leading to the kitchen, useful side area currently housing a log store. Summerhouse (12'1 x 11'8) A spacious timber built summerhouse offering a variety of uses having double glazed French doors, three double glazed windows and additional storage shed. A gated path gives access to the timber decked bridge stretching over the stream to a further garden with a variety of plants, shrubs and trees which continues along the stream. A section of the large garden offers a haven for wildlife, all of which adjoining farmland. The garden offers an idyllic setting for outdoor entertaining.

COUNCIL TAX BAND - E