



Mold Road, Cefn-Y-Bedd, LL12 9UL
Price £325,000

Reference: 19405990

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

Presented in beautiful condition is this spacious bay window fronted 3 bedroom detached family home set within good sized established gardens having a gated driveway that provides ample parking. Conveniently located for Wrexham, Chester and Mold, Delwyn has undergone a scheme of refurbishment over the years to include an electrical upgrade, new roof and replacement boiler and offers excellent living space. The accommodation has a wealth of charming features and briefly comprises a pillared entrance porch with stained glass windows, welcoming hall with staircase to 1st floor, bay window living room, bay window sitting room with wood block floor, fitted kitchen breakfast room and a rear hall. External access to a utility room and former coal shed. The 1st floor landing gives access to the 3 double bedrooms, 2 of which enjoy hillside views, and a family bathroom with separate w.c. To the outside, double gates open to the gravelled private drive with turning area, 2 garages and a private lawned area with established flower beds that continues into the sunny aspect side garden with paved pathway, lawned and patio areas for outdoor entertaining, privacy hedging and greenhouse. Viewing strongly recommended. Energy Rating - E (52)

LOCATION

The village of Cefn y Bedd lies approximately 5 miles from Wrexham and 7 miles from Mold and has the benefit of excellent road links to the major commercial centres within the region as well as a train station to allow for daily commuting. The adjoining villages offer a range of convenient shopping facilities and amenities including the highly regarded Castell Alun Secondary School at Hope. The area offers picturesque countryside with attractive walks up Hope Mountain or at Alyn Waters Country Park. The nearby Wrexham town centre offers a choice of shopping, leisure facilities and supermarkets together with a choice of public transport.



DIRECTIONS

From Wrexham town centre proceed along Mold Road passing Glyndwr University on your right. Continue across the next 2 roundabouts along the A541 for approximately 4 miles passing through the village of Gwersyllt and The Hollybush public house and restaurant. Just after the bridge, the entrance to Delwyn will be observed on the right immediately after the turning to the train station.

ON THE GROUND FLOOR

Pillared entrance porch with quarry tiled floor, lantern style wall light and part leaded and stained entrance door with matching side windows to:

WELCOMING HALLWAY

Having turned staircase rising to the first floor landing, feature stained glass porthole style window, high ceiling which continues throughout the ground floor, radiator, picture rail and useful storage cupboard.

LIVING ROOM

13'8 x 12'9
Featuring a double glazed bay window with leaded and stained glass upper panels, curved double radiator, fitted book shelves, storage cupboards and picture rail.

SITTING ROOM

14'7 x 13'8
Featuring a Herringbone pattern wood block floor, double glazed bay window enjoying a pleasant tree lined aspect, marble fireplace, picture rail and two wall light points.

KITCHEN/BREAKFAST ROOM

12'1 x 10'5
Fitted with an oak fronted range of base and wall cupboards complimented by work surface areas incorporating a stainless steel 1 ½ bowl single drainer sink unit with mixer tap and double glazed window above overlooking the garden, four ring electric hob with Bosch oven/grill below, plumbing for dishwasher, arched recess, part tiled walls, tiled flooring, picture rail and sliding door opening to:

REAR HALL

Having built-in storage cupboard, coat hanging space and part glazed external door.

ON THE FIRST FLOOR

Approached via the turned staircase from the hallway to:

LANDING

With double glazed window providing hillside views, picture rail, ceiling hatch to roof space, radiator and original pattern doors to all rooms.

BEDROOM ONE

14'3 x 12'9
A light and airy principle bedroom with double glazed bay window having curved radiator below and picture rail.

BEDROOM TWO

14'0 x 12'6
Double glazed bay window with garden and hillside views, radiator and picture rail.

BEDROOM THREE

12'5 x 8'9
A good sized third bedroom with double glazed window, radiator and picture rail.

BATHROOM

Appointed with a white suite of pedestal wash basin, bath with electric shower over, white brick shaped wall tiles with decorative border, tiled flooring, radiator, double glazed window and airing cupboard.

SEPARATE W.C

Low flush w.c, double glazed window, radiator, tiled flooring and picture rail.

OUTSIDE

Delwyn is approached via double gates on brick pillars which open to the gravelled driveway providing excellent parking and turning areas alongside a shaped lawned garden with well stocked flowerbeds and privacy hedging. The driveway continues to two garages.

GARAGE ONE

16'7 x 10'1
Having lighting and power sockets.

GARAGE TWO

19'4 x 9'5
Lighting, power sockets, windows to side and rear, personal door and gardeners w.c.

GARDENS

A gated brick paved path to the front of the property leads to the entrance porch alongside a lawned garden with privacy hedging, greenhouse, decorative gravelled patio area enjoying a sunny aspect, further patio area set within a cottage style garden bordered by a variety of plants and shrubs. An external door leads to the:

UTILITY ROOM

9'0 x 6'1
Housing the Mistral oil fired central heating boiler, work surface, plumbing for washing machine, space for tumble dryer, stainless steel sink unit with mixer tap with cupboard below and tiled flooring. In addition there is a useful former coal shed.

COUNCIL TAX BAND - F