



Wesley Road, Wrexham, LL11 5UY

Price £365,000

Reference: 19423159

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 spacious 4 bedroom detached family home with lovely views over Wrexham, located in the sought after village of Bwlchgwyn with its picturesque surrounding countryside providing scenic walks and cycling, yet just a short drive to the city centre and road networks. The accommodation has the benefit of 14 solar panels providing an annual income as well as lower electric costs, and briefly comprises an enclosed entrance porch opening to the hall with central staircase, lounge featuring exposed stonework, sitting room with the warmth of a multi fuel burner affecting both the hot water and radiators, fitted kitchen, dining room leading to the conservatory and a cloaks/w.c. The 1st floor landing gives access to the 4 bedrooms, 3 of which are doubles, and a bathroom with bath and separate shower. To the outside, a gated drive leads to the detached garage with electric door. The generous garden offers an excellent entertaining space for both children and adults with patio areas, lawned garden and ornamental pond. NO CHAIN. Energy Rating - F (36)

LOCATION

The Village of Bwlchgwyn is situated approx. 6 miles from Wrexham City Centre in an elevated location from which to enjoy the panoramic views of the various Counties. The nearby village of Coedpoeth offers an excellent range of convenient shopping facilities and social amenities including Primary Schools, Doctors, Dentists etc. There are good road links to Wrexham, Ruthin and Chester together with a bus service through the village.



DIRECTIONS

From Wrexham City Centre proceed along Ruabon Road to the roundabout, take the 3rd exit onto Victoria Road and then left onto the A525 Ruthin Road at the traffic lights. Continue through the village of Coedpoeth and its shopping area and after a further 1 ½ miles you will reach the Village of Bwlchgwyn. Turn left into Fron Heulog Hill immediately before the village pub, then right and continue along Wesley Road and the property, also known as Gwynfa, will be observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

ENCLOSED PORCH

With upvc double glazed windows overlooking the garden, wood effect flooring and double doors opening to:

HALLWAY

With staircase to first floor landing and six panel doors off.

LOUNGE

12'9 into recess x 12'3

Upvc double glazed window with deep sill enjoying lovely views across the garden, open fire within stone chimney breast, fitted shelving, exposed stone wall and radiator.

SITTING ROOM

12'1 x 10'6

Upvc double glazed window to front with deep sill and radiator below, multi fuel burner effecting the hot water and radiators, recessed storage cupboards, electric wall heater and access to:

KITCHEN

26'8 x 5'7

Fitted with a range of oak fronted base and wall cupboards complimented by work surface areas incorporating a 1 ½ bowl stainless steel sink unit with mixer tap, three upvc double glazed windows, four ring induction hob with oven/grill below, plumbing for washing machine, plumbing for dishwasher, radiator, electric wall heater, part tiled walls and space for fridge freezer.

REAR LOBBY

Upvc part glazed external door and internal door opening to:

CLOAKS/W.C

With low flush w.c, wash basin with tiled splashback, radiator and upvc double glazed window.

DINING ROOM

12'4 x 10'9

A family sized dining room with upvc double glazed window overlooking the garden, radiator and an open aspect to:

CONSERVATORY

16'0 x 9'1

Upvc double glazed windows on brick plinth, upvc double glazed French doors and wood effect laminate flooring.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With upvc double glazed window, electric duplex wall heater and ceiling hatch to roof space.

BEDROOM ONE

13'8 x 11'6

Upvc double glazed window from which to admire the views across Wrexham towards the Cheshire Plains, radiator, built-in six door wardrobe, ceiling hatch to roof space and electric wall heater.

BEDROOM TWO

10'9 x 9'1

Upvc double glazed window with far reaching views, built-in storage cupboard and radiator.

BEDROOM THREE

11'6 x 7'7 plus recess

Single glazed window to side, radiator, electric wall heater and eaves storage cupboard.

BEDROOM FOUR

10'2 x 6'3

Upvc double glazed window to rear, radiator and airing cupboard housing the hot water cylinder with shelving.

BATHROOM

10'8 x 6'0

Appointed with a four piece suite of twin grip panelled bath, pedestal wash basin with mixer tap, low flush w.c, shower enclosure with electric shower, part tiled walls, upvc double glazed window and radiator.

OUTSIDE

The property is approached along a gated driveway providing private parking and leading to:

BLOCK BUILT DETACHED GARAGE

15'7 x 15'0

Having an electric roller shutter door, lighting and power.

GARDENS

A gated side path leads past a log and coal store together with cold water tap into the main garden area which provides a private and sunny aspect and includes a lawned garden, paved patio areas which are ideal for outdoor entertaining, ornamental pond and wooden traditional four person sauna. The Swim Spa located on the patio is available to purchase by separate negotiation. The property has the benefit of 14 solar panels which provide a feed-in tariff generating an approximate annual income of £2,000 together with reduced electric bills.

COUNCIL TAX BAND - D