



, Wrexham, LL11 5HN

Price £470,000

Reference: 19420510

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

NEW to the market is this delightful and immaculately presented large four-bedroom Detached family residence situated in Llanfynydd which is surrounded by Welsh Countryside. This stunning extended property offers modern and spacious living accommodation briefly comprising; entrance hallway, lounge, cloakroom, study, kitchen/dining room, conservatory and utility room to the ground floor. On the first floor there are four bedrooms with dressing room and en-suite to Master Bedroom and a family bathroom. The property benefits from Oil fired central heating and Solar Panels, which attracts a feed in tariff of approximately £2,000 per year. Externally the property has a driveway which offers off road parking for four vehicles leading to a double garage. Additionally, there are delightful gardens to the side and rear of the property, perfect for outdoor entertaining. This lovely property would make a perfect family home and an internal inspection is absolutely essential to fully appreciate what is on offer for sale. Energy Rating - C

Directions

Directions - Leave Wrexham on the Mold Road continuing past the Football Ground to the roundabout above the A483 at which take the exit signposted A541 Mold. At the roundabout, take the 3rd exit and stay on Mold Road/A541. Turn left onto Ffrwd Road/B5102, turn right and continue onto High Street/B5101, turn right and Archway House will be observed on the right-hand side.



Location

Llanfynydd is located between the villages of Ffrith, Cymau and Treuddyn and is surrounded by beautiful Welsh countryside. It is 10 minutes from the delightful market town of Mold, 20 minutes from Wrexham City Centre. and Chester, approximately 13 miles. There is a popular inn Cross Keys and a church in the village and excellent schools nearby.

On The Ground Floor

Part glazed entrance door and upvc double glazed side window opens to:

Entrance Hallway

A great size impressive hallway with tiled flooring, under stairs storage, four panel doors off to all rooms. Additionally there is a radiator, power bank for solar panels, mains wired smoke alarms, alarm, vertical radiator and double glazed window. Staircase with fitted carpet leading to the first floor.

Cloakroom

With tiled flooring, wash hand basin, low level WC and radiator.

Kitchen/Dining Room

26'2 x 13'10

The hub of the home, a lovely kitchen fitted with a range of wall and base units and granite worktops with a beautiful Island. Benefits from tiled flooring with underfloor heating, integrated appliances include a electric oven, fridge, freezer and dishwasher. Additionally, there is a double electric oven, power points, double glazed window, sink unit with drainer, mixer tap and splash back. The dining area fits a large table, plus a floor to ceiling window which provides an abundance of natural light to flood the home and a lovely place to enjoy a cuppa with a lovely view over the garden and countryside. French doors open on to the patio area.

Conservatory

16'11 x 12'6

A great sized room with tiled flooring, power points, underfloor heating and French doors leading to the garden.

Utility Room

11'4 x 6'4

With tiled flooring, wall and base units and worktops, Belfast sink with mixer tap and splash back, double glazed window, plumbing for washing machine and oil-fired condensing boiler housed in cupboard. External door leading to the garden.

Office

10'7 x 7'10

With tiled flooring, radiator, power points and double glazed window,

On The First Floor

Approached via the staircase from the hallway with five panel doors off.

Landing

With fitted carpet, double glazed window, mains wired smoke alarm, loft access (boarded and insulate), power points, radiator.

Master Bedroom

15'6 x 14'4

A bedroom with a view, fantastic double bedroom with En-suite and adjoining dressing room with floor to ceiling double glazed window providing fantastic views over the countryside, Additionally there are power points, double glazed window, fitted carpet, radiator.

Dressing Room

9'8 x 8'4

With fitted carpet, radiator, double glazed window, power points and fitted wardrobe.

En-suite

With laminate flooring, low level WC, double shower with rainfall shower head, hand wash basin, underfloor heating.

Bedroom Two

11'11 x 10'10

Double bedroom with fitted carpet, power points, radiator and phone point., double glazed window and door leading onto the veranda a lovely area to sit outside with a lovely view over the Countryside.

En-suite

With tiled flooring, walk in shower, extractor fan, low level WC, basin.

Bedroom Three

13'2 x 9'9

Double bedroom with fitted carpet, radiator, double glazed window and power points.

Bedroom Four

13'9 x 9'7

With fitted carpet, radiator, double glazed window, fitted wardrobe and power points.

Family Bathroom

8'6 x 7'9

Well appointed with a bath and shower over, inset basin with vanity cupboard and WC, fully tiled walls and laminate flooring. Additionally there is a frosted doubled glazed window and a storage cupboard housing the water tank with immersion heater.

Exterior

Externally the property has a driveway which offers off road parking for four vehicles leading to a double garage. Beautiful lawn gardens to the side and rear with a patio area with pergola, perfect for outdoor entertaining and soaking up the sunshine

Garage

Double garage with with up and over automatic door, currently a section of the garage as been sectioned off and is currently being used as a gym. It has 2 electric car charging points, lighting and power.