



3 Pickering Court, Rhostyllen, LL14 4DR

Price £315,000

A beautifully presented and spacious single storey barn conversion within this conveniently located small development centred around a pretty courtyard enjoying a good size and well maintained private rear garden. Having been much improved by the current owners, the bright and airy accommodation offers charming features that include slate floors, exposed timber to the high ceilings, cottage style hardwood internal doors and a stunning open aspect fitted Kitchen/Breakfast Room. Briefly comprising a welcoming entrance hall, spacious Lounge with Dining area, French doors to the garden, oak floor and raised ceiling. The well appointed Kitchen/Breakfast Room includes a light grey shaker style range of units with integrated appliances, range style cooker, granite work surfaces and a sociable openness to the Lounge. The 2 double bedrooms include fitted wardrobes and dressing tables, with the main bedroom having an en-suite shower room. The family bathroom includes a bath and separate shower enclosure. Approached along a tree lined driveway, Long Barn includes a double width open fronted garage and a front lawned garden. The rear garden is a particular feature with its lawned areas, summerhouse, decked and stone paved patio areas and its own vegetable garden. Viewing highly recommended. NO CHAIN. Energy Rating - D (55)

LOCATION

Pickering Court is a delightful, small development of former barns positioned at the end of the private tree lined driveway that gives the feeling of countryside living, and yet having excellent road links to Wrexham City centre, Shropshire, Chester and the North West making it an ideal location for commuting to these areas. Supermarkets, village type shops, pubs and restaurants are just a short drive away together with both Primary and Secondary Schools. A local bus service operates within walking distance and there are some scenic woodland walks nearby.

DIRECTIONS

Proceed in a Southerly direction from Wrexham along the A483 by pass taking the exit signposted Rhostyllen. At the roundabout, take the 3rd exit signposted Johnstown. The private entrance to Pickering Court will be observed on the left after a short distance. Proceed along the country lane style drive, bearing left and then reaching the guest parking. The slated path will lead to Long Barn, being the central barn conversion.

ON THE GROUND FLOOR

A part glazed stable door with lantern style external light opens into the:

WELCOMING HALLWAY

Having an attractive slate floor, exposed beams and ironwork, two radiators, hardwood cottage style internal doors and two deep window sills.

LOUNGE/DINING ROOM 17'3" x 15'8" (5.26 x 4.78)

This light and airy reception room features an oak plank style floor, gas log effect stove on slate hearth, exposed beams to high ceiling with wrought ironwork, French doors with matching side window panels opening to the front garden, two radiators, exposed brickwork, wall light points and television aerial/Sky points.

KITCHEN/BREAKFAST ROOM 15'4" x 11'2" (4.67 x 3.40)

Beautifully appointed with a range of shaker style pale grey base and wall cabinets complimented by black granite work surface areas with matching upstands and incorporating a breakfast bar, Belfast style sink unit with mixer tap and double glazed window above with deep sill overlooking the rear garden, ingrained drainer, integrated dishwasher, integrated washing machine, Belling range style cooker with extractor hood above, brick shaped part tiled walls, under unit lighting, illuminated glass display cabinets, space for fridge freezer, raised ceiling with inset spotlights and exposed beams, slate tile flooring, carousel corner unit, grey modern style radiator and part glazed external door opening to the rear garden.

BEDROOM ONE 13'0" x 11'8" (3.96 x 3.56)

Exposed beams to ceiling, double glazed window with deep sill, fitted four door wardrobes with matching dressing table and drawer unit, radiator, wall light points and an internal cottage style door which opens into the:

EN-SUITE

Appointed with a double width shower enclosure with mains thermostatic shower, pedestal wash basin, low flush w.c, part tiled walls, inset ceiling spotlights, extractor fan, slate tiled flooring, radiator and wall mounted vanity cupboard with mirrored front.

BEDROOM TWO 13'3" x 11'7" (4.04 x 3.53)

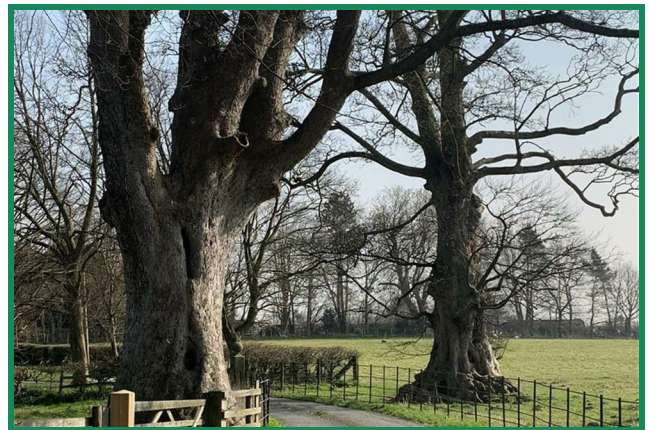
Having the benefit of five door fitted wardrobes with dressing table and storage cupboard, double glazed window with deep sill, radiator, exposed beams to ceiling and ironwork.

FAMILY BATHROOM 11'2" x 7'9" (3.40 x 2.36)

Appointed with bath having mixer tap and shower take-off, double width shower cubicle with mains thermostatic shower, low flush w.c, pedestal wash basin, radiator, part tiled walls, slate tiled flooring, Velux style roof window, inset ceiling spotlights, extractor fan, shaver socket, glass brick feature, raised store cupboard, storage cupboard housing the LPG gas combination boiler and recessed shelf with light above.

OUTSIDE

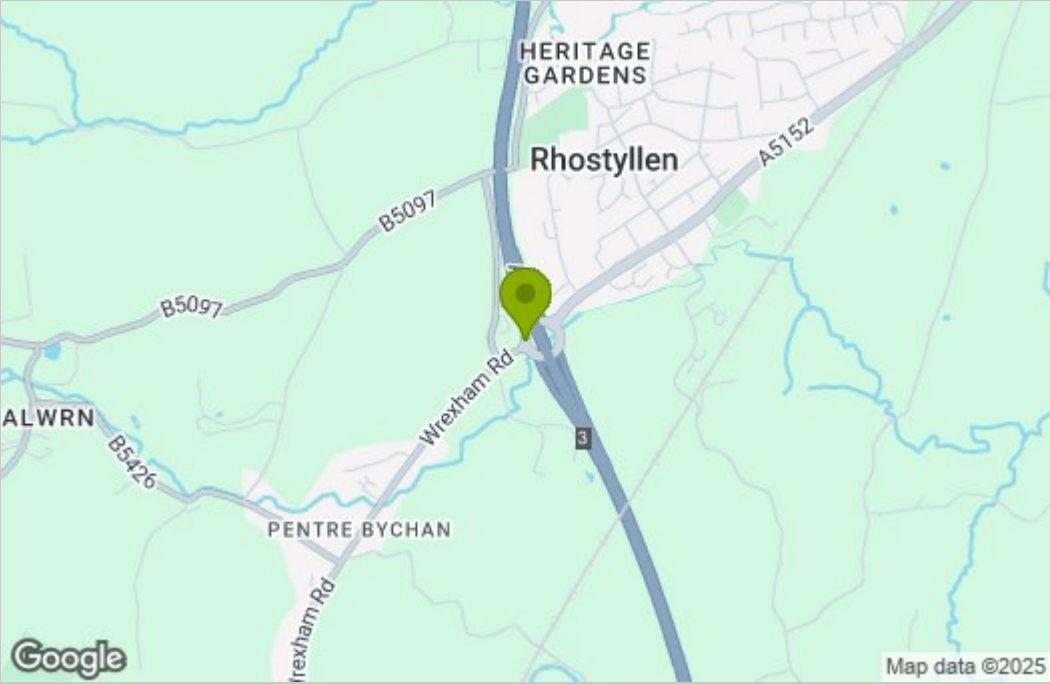
The property is approached via a tree lined driveway that leads into Pickering Court and the guest parking. The driveway continues to the open fronted double width garage which provides private parking for up to two vehicles and has the benefit of electric and water supply. A slated pathway gives access to all of the properties within this small development and continues to the entrance to Long Barn dividing two lawned garden areas with low level box hedging. The rear garden is a particular feature of the property having an excellent degree of privacy whilst being of good size and includes a stone paved patio, decorative gravelled areas, vegetable plot, timber summerhouse with lighting and power together with a decked patio alongside, cold water tap, external socket and path to rear garden gate, all of which is enclosed to provide a safe environment.



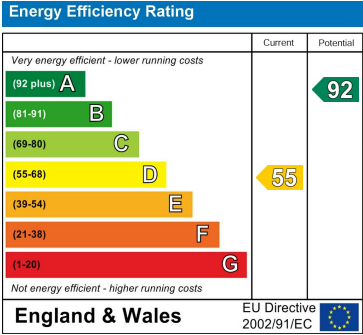
Floor Plan



Area Map



Energy Efficiency Graph



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