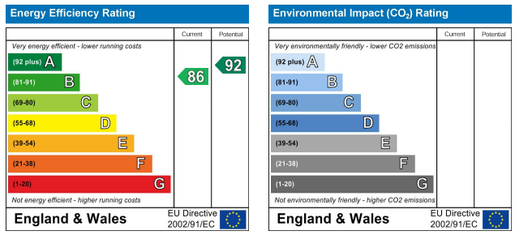

Reference: 19321226

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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29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 **Email:** sales@wingetts.co.uk

www.wingetts.co.uk

Bryn Y Groes, Wrexham, LL12 8TZ

Price £485,000

Wingetts

Description

A beautifully presented and spacious 5 bedroom 3 bathroom detached family home with garage situated within the prestigious modern development known locally as The Pavilions in the village of Gresford with its excellent range of convenient amenities. Arranged over 3 floors, the accommodation briefly comprises a canopy porch, welcoming hall with useful store cupboard and porcelain floor tiles, cloaks/w.c., double doors open to the good sized lounge with bay window featuring the warmth of a log burner, impressive and well appointed open plan kitchen/dining/family room with integrated appliances, granite work surface areas, central island, 3 Velux roof light windows providing plenty of natural light and 2 sets of French doors leading to the rear garden. Utility off. The 1st floor landing leads to 3 good sized bedrooms, 1 with en-suite shower room and a family bathroom. The 2nd floor features the large principle bedroom with en-suite bathroom to include a bath and shower enclosure and a further double bedroom. Externally, the drive provides private parking and leads to the garage alongside a lawned garden. Electric car charging point. The rear garden features a porcelain paved patio area for entertaining, lawned garden, raised flower beds, log store and additional patio. Energy Rating - B (86)

LOCATION
Located within the private and prestigious development known as The Pavillions in the highly sought after village of Gresford which offers an excellent range of community facilities and social amenities including football, tennis, bowls and cricket. The village has a highly regarded primary school and Darland Secondary School is within the catchment area. Chester and Wrexham are easily accessible and the A483 bypass gives access to the North West and North Wales Coast allowing for daily commuting to the major commercial and industrial centres of the region. The village offers a good selection of convenient shopping facilities together with a doctors and dentist together with a variety of countryside walks nearby.

DIRECTIONS
Approaching from Wrexham along the A483 bypass, take the exit signposted Gresford. Take the 4th turning at the roundabout, passing The Beeches Pub and Restaurant. After a short distance, take the right turn into the development and Bryn y Groes. Follow the road around and the property will be observed on the left.

ON THE GROUND FLOOR
Canopy entrance porch with welcome light and part glazed door opening to:

HALLWAY
Having turned staircase to first floor landing, porcelain tiled flooring, radiator, hive multi zone thermostat, useful storage cupboard and alarm control panel.

CLOAKS/W.C
Appointed with a pedestal wash basin with chrome mixer tap, close coupled w.c, radiator, upvc double glazed window, tiled flooring, inset ceiling spotlights and storage cupboard housing the hot water central heating boiler.

LOUNGE
19'8 x 12'8
Double doors from the hallway open to this spacious reception room featuring a log burner with oak mantel above set within chimney breast, upvc double glazed bay window to front, coving to ceiling and two radiators.

OPEN PLAN KITCHEN/DINING/LIVING ROOM
23'6 x 15'8
A stunning open plan sociable entertaining space offering an excellent degree of natural light with three Velux roof light windows, two sets of upvc double glazed French doors giving access to the rear garden and further upvc double glazed window and continuation of the porcelain tiled flooring from the hallway throughout. The kitchen area is appointed with a stylish shaker range of base and wall cupboards complimented by granite work surface areas with matching upstands, central island with additional base units and breakfast bar, double oven/grill, five ring stainless steel gas hob with granite splashback and extractor hood, wide cutlery and pan drawers below, integrated fridge freezer, integrated dishwasher, two amphesite grey vertical radiators, inset ceiling spotlights, under unit lighting, plinth lighting to island and inset 1 ½ bowl sink unit with ingrained drainer.

UTILITY
7'2 x 5'4
Fitted base and wall cupboards with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, space for dryer, porcelain floor tiles, radiator and part glazed external door.

ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

LANDING
With upvc double glazed window to half landing, six panel white woodgrain effect doors off to all rooms, radiator and storage cupboard housing the hot water cylinder.

BEDROOM TWO
12'9 x 12'8
Upvc double glazed window to rear, radiator and internal door to:

EN-SUITE
Well appointed with a close coupled w.c, pedestal wash basin with chrome mixer tap, walk-in shower enclosure with mains thermostatic shower unit and Drench style shower head, chrome heated towel rail, extractor fan, inset ceiling lighting, part tiled walls, tiled flooring and shaver socket.

BEDROOM THREE
12'8 x 10'8
Upvc double glazed window to front and radiator.

BEDROOM FIVE
10'7 x 10'7
A good sized fifth bedroom which can accommodate a double bed with upvc double glazed window to rear and radiator.

FAMILY BATHROOM
Appointed with a pedestal wash basin with chrome mixer tap, close coupled w.c, twin grip panelled bath with mixer tap and hand held shower take-off, upvc double glazed window, part tiled walls, inset ceiling spotlights, extractor fan and chrome heated towel rail.

ON THE SECOND FLOOR
Approached via the turned staircase from the landing with upvc double glazed window to half landing and six panel white woodgrain effect doors off.

BEDROOM ONE
28'4 x 12'7
An impressive principal bedroom offering plenty of space with two upvc double glazed windows, Velux roof light window and two radiators. An internal door opens to:

EN-SUITE BATHROOM
10'9 x 8'8 max
Appointed to an excellent standard featuring a twin grip panelled bath with chrome mixer tap, shower enclosure with mains thermostatic shower and Drench style shower head, pedestal wash basin with chrome mixer tap, low flush w.c, part tiled walls, two Velux roof light windows, inset ceiling spotlights, tiled flooring, shaver socket and eaves storage cupboard.

BEDROOM FOUR
11'0 x 10'7 max
The property is approached along a private driveway providing parking for three cars and having the benefit of hot and cold external taps.

OUTSIDE
The property is approached along a private driveway providing parking for three cars and having the benefit of hot and cold external taps.

GARAGE
15'4 x 8'5
Metal up and over door, lighting, power sockets, attic storage space and side personal door. Electric car charging point.

GARDENS
The front garden is mainly lawned with path leading to the entrance porch and low level boundary hedging. A gated side access leads into the rear garden which enjoys a full width porcelain paved patio area ideal for outdoor entertaining, lawned garden, raised flowerbeds, further porcelain paved patio, external electric sockets, lighting and wood store.

COUNCIL TAX BAND - G