



**Ty Llanbedr Allt Y Pentref, Gwynfryn, LL11 5YY**

**Price £529,000**

A spacious 4 bedroom detached family home set within grounds of just under 1 acre offering stunning views across the valley towards the Welsh Hills, 2 driveways providing ample parking and guest parking, garage, garden room, summer house and character features including a log burner and exposed beams. Located approximately 5.5 miles from all the amenities of Wrexham city centre, road links to Chester, Shropshire and the Northwest and yet enjoying picturesque countryside walks on the doorstep. The accommodation is heated via a modern Worcester oil fired boiler and briefly comprises an enclosed porch, welcoming hall with stairs to 1st floor, lounge with beautiful patterned tile floor, sociable open plan kitchen dining day room with open fire, fitted base and wall cupboards, marble and granite work surface and a range cooker. Playroom/home office, sitting room/possible 5th bedroom, utility and shower room. The 1st floor landing gives access to the 4 bedrooms ( 3 doubles ) and a bathroom. Externally, the extensive gardens take full advantage of the panoramic views and provide an excellent outdoor entertaining space for children and adults with lawned gardens, chicken coup and play areas. Planning permission previously granted for an additional dwelling within the garden, now expired. ( Ref P/2005/2016 ). Energy Rating - E (45)

## LOCATION

Located within the picturesque village of Gwynfryn in the beautiful Clywedog Valley with a 53 acre country park near Minera quarry nature reserve and Llandegla mountain bike and walking trails, primary school, Inn/Restaurant all nearby and having the benefit of a wider range of convenient amenities and facilities in the adjoining village Coedpoeth which includes a regular bus service and good road links to Wrexham, Chester, Shropshire and Ruthin allowing for daily commuting to the commercial and industrial centres of the region. Popular amongst cyclists, dog owners and walkers, the area offers panoramic views towards many counties and must be viewed to be appreciated.

## DIRECTIONS

Proceed from Wrexham along the A525 in the direction of Coedpoeth and Ruthin. As you exit Coedpoeth, take the left turn onto the B5426. Turn right onto Church Road, opposite the School and continue past the Tyn-Y-Capel Inn and Restaurant, continue until the right turn onto Allt Y Pentref and the property will be observed on the right.

## ON THE GROUND FLOOR

Part glazed entrance door opening to:

### ENCLOSED PORCH

With windows to side, quarry tiled flooring and part glazed oak door opening to:

### HALLWAY

Turned staircase to first floor landing, two radiators, tiled flooring and coat hanging space.

### LOUNGE 14'5 x 13'6 (4.39m x 4.11m)

An attractive original mosaic tiled floor, log burner set within exposed brick chimney breast, radiator and upvc double glazed windows to front and side with lovely views fitted with plantation shutters.

### KITCHEN/DINING ROOM 28'3 x 12'5 (8.61m x 3.78m)

An impressive open plan sociable entertaining space with the dining area featuring the warmth of an open fire set within a stone chimney breast, two upvc double glazed windows to front with fitted shutters, radiator, painted beams to ceiling, tiled flooring, wall light points and an open aspect to the kitchen area being fitted with a range of base and wall cupboards complimented by a mix of granite and marble work surface areas, four ring LPG gas hob with oven/grill below, integrated dishwasher, ceramic 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above with fitted plantation shutters, free standing electric Range style cooker with stainless steel extractor hood above, part tiled walls and part glazed composite external door.

### UTILITY

Appointed with a range of base and wall units, work surface areas incorporating a ceramic sink unit with mixer tap, plumbing for washing machine, space for tumble dryer and freezer, upvc double glazed window, part tiled walls and tiled flooring.

### SITTING ROOM 13'3 x 9'0 (4.04m x 2.74m)

A versatile room with potential for a fifth bedroom having tiled flooring, ceiling hatch to roof space being fully boarded and having pull-down loft ladder, radiator, two upvc double glazed windows and connecting door to:

### PLAYROOM 13'3 x 8'5 (4.04m x 2.57m)

Quarry tiled flooring, two upvc double glazed windows with plantation shutters, radiator and upvc part glazed external door.

### SHOWER ROOM

Appointed with a wall hung wash basin, low flush w.c, shower enclosure with electric shower, fully tiled walls, tiled flooring, upvc double glazed window, radiator and extractor fan.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

With ceiling hatch to roof space and doors off to all rooms.

### BEDROOM ONE 14'4 x 12'6 (4.37m x 3.81m)

Upvc double glazed windows from where to admire the panoramic views, oak wood flooring, vertical radiator, built-in storage cupboard and recessed shelving.

### BEDROOM TWO 12'0 x 11'11 (3.66m x 3.63m)

Upvc double glazed windows to front and side with lovely views, built-in storage cupboard housing the hot water cylinder, oak wood flooring and radiator.

### BEDROOM THREE 13'3 x 11'3 (4.04m x 3.43m)

Oak wood flooring, radiator, upvc double glazed window to front and built-in wardrobe.

### BEDROOM FOUR 12'2 x 5'7 (3.71m x 1.70m)

Upvc double glazed window, radiator and oak wood flooring.

## BATHROOM

Appointed with a white suite of shower enclosure with mains thermostatic shower, twin grip panelled bath, low flush w.c, chrome heated towel rail, wash basin, fully tiled walls, recessed shelving and tiled flooring.

## OUTSIDE

The property has the benefit of two driveways either side of the property. To the left hand side is a tarmac driveway providing parking for up to three cars. To the right hand side of the property is a gated driveway providing ample parking and guest parking together with turning area which leads to:

### GARAGE 19'3 x 13'0 (5.87m x 3.96m)

Having metal up and over door, side personal door, electric and water.

### SUN ROOM 16'9 x 11'1 (5.11m x 3.38m)

A lovely entertainment space with stunning views through the upvc double glazed windows, upvc double glazed French doors, lighting, power sockets and log burner.

## GARDENS

The extensive gardens mainly extend to the side and rear and include various lawned areas, paved patio for outdoor entertaining, flowerbeds, fruit trees, chicken coop and:

### ELEVATED BRICK BUILT GARDEN ROOM 11'0 x 11'1 (3.35m x 3.38m)

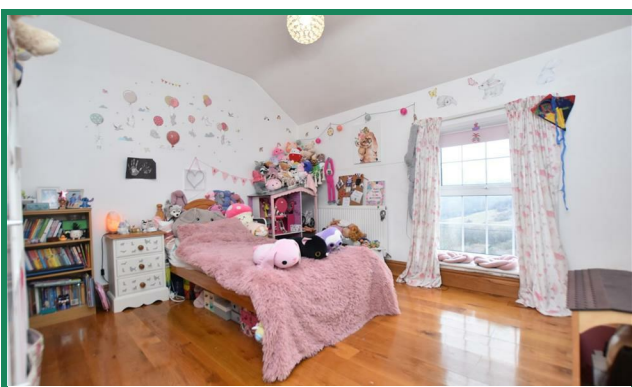
Taking full advantage of the views across many counties and having upvc double glazed French doors, upvc double glazed window to side, lighting and power sockets.

## OUTSIDE CONTINUED

In addition to the two driveways there is also a further gated access off Bryn Madoc.

## PLEASE NOTE

We have a referral scheme in place with Chesterton Grant Conveyancing . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



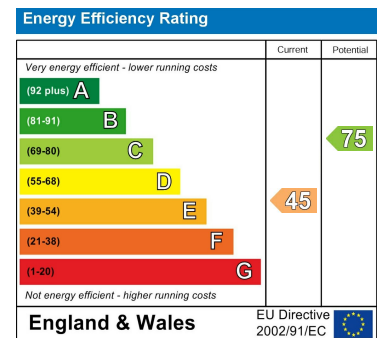
# Floor Plan



# Area Map



# Energy Efficiency Graph



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