



Plas Isa, Church Road, Minera, Wrexham, LL11 3DA
Offers In Excess Of £400,000

Set behind a gated drive is this charming and spacious 3 double bedroom detached house built approximately 35 years ago in reclaimed stone offering impressive features that includes a well established good sized garden with lovely countryside views and excellent outbuildings. Located in a conservation area within the village of Minera surrounded by beautiful countryside and yet just a short drive from Wrexham city centre and all its amenities and the nearby village of Coedpoeth with convenience stores, dentists, doctors etc. Plas Isa briefly comprises a Hardwood Entrance door opening to the vestibule with cloaks/w.c. off. The welcoming hall with impressive partial double height ceiling, solid staircase and galleried landing opens to the dining area with plenty of space for family gatherings and an exposed brick chimney breast with gas fire. The lounge has the warmth of an open fire and leads through to the conservatory enjoying a pleasant aspect over the rear garden. Fitted kitchen breakfast room, utility, good sized home office or occasional 4th bedroom and an excellent cellar, accessed off the hall with 6'5" ceiling height. The spacious 1st floor landing overlooks the entrance hall and connects the 3 double bedrooms and family bathroom. The principal bedroom boasts countryside and garden views together with an en-suite bathroom. To the outside, the brick paved drive provides ample parking and guest parking alongside a front garden with lawn and established flower beds, and leads to the garage, work shop and storeroom. The rear garden offers an excellent outdoor entertaining space for both children and adults with a walled patio area with in built bbq, lawn bordered by flower beds and a further garden with far reaching views across the valley. NO CHAIN. Energy Rating - TBC

LOCATION

Located within the picturesque village of Minera in the beautiful Clywedog Valley with its 53 acre country park, primary school 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 the entrance to Plas Isa will immediately be observed on the left.

ON THE GROUND FLOOR

Hardwood entrance door opens to:

VESTIBULE

With coving to ceiling, radiator, internal window and panelled door opening to:

CLOAKS/W.C

Low flush w.c, wash basin with corner unit below, double glazed window, radiator, part tiled walls and coving to ceiling.

HALLWAY

An impressive double height ceiling with Iroko hardwood staircase with galleried landing, maple flooring, exposed brickwork, radiator, beams to ceiling, internal archway, stained glass window, coving to ceiling, useful storage cupboard and access to:

CELLAR 17'7 max x 8'9 max (5.36m max x 2.67m max)

An excellent storage/workshop space with 6'5 ceiling height, lighting, power sockets, Worcester oil fired central heating boiler, built-in vacuum system unit, radiator and double access doors to the driveway.

DINING ROOM 13'0 x 11'3 (3.96m x 3.43m)

Having an open aspect from the hallway with double glazed windows to front and side and exposed brick chimney breast with inset gas fire.

LOUNGE 16'8 x 15'9 (5.08m x 4.80m)

A good sized reception room enjoying views over the garden through double glazed French doors and double glazed windows, open fire in surround, coving to ceiling, two stained glass windows, two radiators and double doors opening to:

CONSERVATORY 12'8 x 10'0 (3.86m x 3.05m)

Enjoying a pleasant aspect overlooking the rear garden through double glazed windows on a stone plinth, electric wall heater, tiled floor and double glazed French doors opening to the garden.

KITCHEN/BREAKFAST ROOM 17'2 x 13'3 max (5.23m x 4.04m max)

The kitchen area is fitted with a range of base and wall units complimented by work surface areas incorporating a 1 1/2 bowl Frankie sink unit with double glazed window above overlooking the rear garden, double oven/grill, five ring gas hob with extractor canopy above, under unit lighting, part tiled walls, integrated dishwasher, space for fridge freezer, tiled flooring which continues through to the breakfast area, two double glazed windows to side and radiator.

OFFICE 17'7 x 8'9 max (5.36m x 2.67m max)

Three double glazed windows allowing an excellent degree of natural light into the room, coving to ceiling, two radiators and ceiling hatch to roof space.

UTILITY 11'2 max x 8'9 max (3.40m max x 2.67m max)

Fitted with base and wall cupboards, work surface area, stainless steel sink unit with mixer tap and double glazed window above, plumbing for washing machine, space for dryer, tiled floor, radiator and hardwood external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway with gallery over stairwell, double glazed window to rear, exposed beams, two feature arches and good sized airing cupboard housing the hot water cylinder with slatted shelving.

BEDROOM ONE 16'8 x 12'7 (5.08m x 3.84m)

Enjoying a dual aspect with double glazed windows to side and rear, radiator, exposed beams to ceiling, wall light points and two built-in wardrobes with hanging rails and shelving. An internal door opens into:

EN-SUITE 9'2 max x 8'9 (2.79m max x 2.67m)

A good sized en-suite appointed with a twin grip panelled bath with mixer tap and hand held shower take-off, low flush w.c, wash basin with vanity cupboard below, part tiled walls, double glazed window, chrome heated towel rail, tiled flooring, extractor fan and inset ceiling spotlights.

BEDROOM TWO 13'2 x 13'0 (4.01m x 3.96m)

Two double glazed windows, radiator, wash basin, exposed beam to ceiling and wall light point.

BEDROOM THREE 16'6 max x 8'6 (5.03m max x 2.59m)

Double glazed window to front, exposed beam to ceiling and fitted wardrobe.

BATHROOM 10'6 x 8'5 (3.20m x 2.57m)

Appointed with a pedestal wash basin, low flush w.c, bath, shower enclosure with mains thermostatic shower, part tiled walls, radiator, double glazed window, ceiling hatch to roof space, inset ceiling spotlights and shaver socket.

OUTSIDE

The property is approached through a stone pillared gated entrance leading to a brick paved driveway providing ample parking and guest parking alongside established flowerbeds and lawned area. The driveway continues under the stone archway to:

GARAGE 18'4 x 18'0 (5.59m x 5.49m)

Having hinged doors to front, lighting, power sockets, recess and door to garden area.

WORKSHOP 16'7 x 13'6 (5.05m x 4.11m)

Lighting, power sockets and window to side. There is also an additional storeroom.

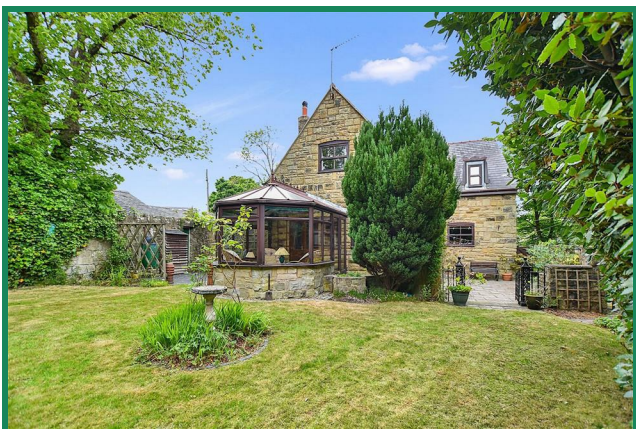
GARDENS

A gated path leads to the rear garden which is a particular feature of the property enjoying a good sized lawned area, stone walled patio with in-built barbeque providing an excellent outdoor entertaining space, established trees, privacy hedging, flowerbeds and an access gate to a further garden area from which to admire the views across the valley towards the Welsh Hills.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions. 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.



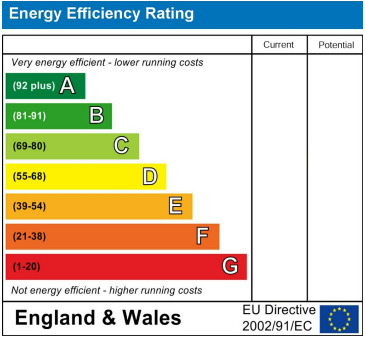


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.