



## Stansfield Old Mold Road , Gwersyllt, LL11 4SB

Set within grounds of approx. 0.6 acres is this substantial 5 bedroom detached family home set back from the road with detached annexe and large lawned gardens that extend to the front and side. Located approx. 1.5 miles from Wrexham town centre and within easy reach of the link roads to Chester, Mold and Shropshire, the village of Gwersyllt offers a good range of facilities and amenities. Approached along a private driveway that sweeps around the property, this imposing home briefly comprises an open fronted entrance porch, welcoming hall with attractive tiled floor, cloaks/w.c, spacious lounge with herringbone oak floor, sitting room, stylishly appointed kitchen breakfast room, large family/games room, utility and laundry room. The 1st floor landing gives access to 5 double bedrooms ( en-suite to principal bedroom ), sitting room and a family bathroom. Externally, the driveway offers excellent owner and guest parking, the detached annexe has a variety of uses ( STP), self-contained cellar/office, patio/seating areas and lawned gardens that may have potential for redevelopment subject to all necessary consents. Energy Rating - D (59)

**Price £595,000**

# Stansfield Old Mold Road

, Gwersyllt, LL11 4SB



- Substantial detached house
- Spacious lounge, sitting room
- 5 bedrooms (1 en-suite)
- Parking, garage, gardens
- Set within approx 0.6 acres
- Kitchen/breakfast room
- Family bathroom, office
- Welcoming hallway, cloaks/w.c
- Large family/games room
- Detached annexe

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## 'L' SHAPED HALLWAY

## LOUNGE

23'9" x 14'3" (7.24 x 4.34)

## SITTING ROOM

12'4" x 12'4" (3.76 x 3.76)

## KITCHEN/BREAKFAST ROOM

21'3" x 12'0" (6.48 x 3.66)

## FAMILY/GAMES ROOM

22'8" x 22'4" (6.91 x 6.81)

## UTILITY

8'4" x 7'9" (2.54 x 2.36)

## LAUNDRY ROOM

9'8" x 4'5" (2.95 x 1.35)

## CLOAKS/W.C

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

16'4" x 10'7" (4.98 x 3.23)

## EN-SUITE SHOWER ROOM

## BEDROOM TWO

14'2" x 12'7" (4.32 x 3.84)

## BEDROOM THREE

12'4" x 10'3" (3.76 x 3.12)

## BEDROOM FOUR

12'0" x 11'3" (3.66 x 3.43)

## BEDROOM FIVE

12'0" x 8'8" (3.66 x 2.64)

## SITTING ROOM

22'4" x 9'7" (6.81 x 2.92)

## FAMILY BATHROOM

8'4" x 6'5" (2.54 x 1.96)

## OUTSIDE

## OFFICE

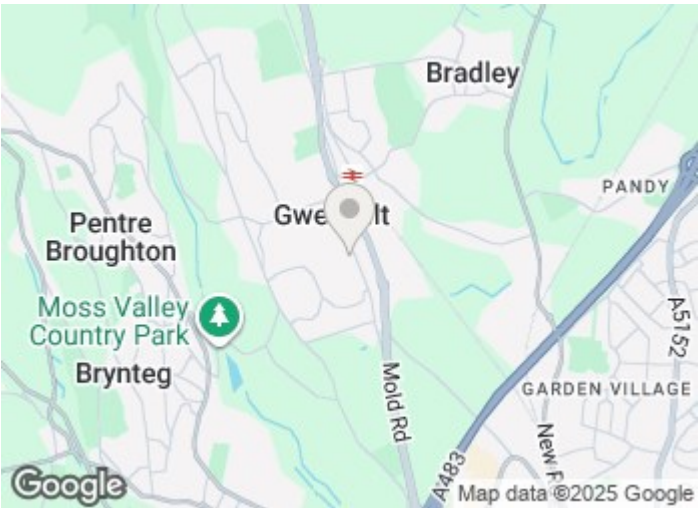
11'4" x 10'6" (3.45 x 3.20)

## GARDENS

## DETACHED FORMER GARAGE

18'0" x 17'6" (5.49 x 5.33)

## PLEASE NOTE



Directions





Floor Plan



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