



**Brensham Cottage Bryn Madoc Road, Wrexham, LL11 5UP**  
**Offers In Excess Of £375,000**

A beautifully presented and sympathetically modernised 3 bedroom detached cottage offering spacious accommodation set within large gardens extending to approximately 0.46 acres enjoying stunning views over Wrexham and Chester. Rurally located providing lovely countryside walks yet just a short drive from a range of amenities and link roads to Wrexham, Chester and Ruthin. The accommodation briefly comprises a welcoming hall with wood block floor, lounge with the warmth of a log burner, beams to ceiling and French doors opening to the patio from where to admire the views and garden, family sized dining room, well appointed modern fitted kitchen/breakfast room and utility. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles. The principal bedroom features an en-suite shower room. Impressive fully tiled family bathroom appointed with a Victorian style bath and separate shower enclosure. To the outside, a private drive provides parking for 3 vehicles and leads to the garage/workshop. The large private gardens provide a lovely outdoor entertaining space for both children and adults to include lawned area, established flower beds, timber decked patio, meandering pathways and an enclosed informal garden which could be used for keeping of livestock/kitchen garden or adventure play area. EPC RATING - E(52)

## LOCATION

The village of Gwynfryn lies approximately 6 miles from Wrexham city centre in an elevated setting that provides stunning panoramic views across the Clywedog Valley towards various counties and provides lovely countryside walks that include the nearby Minera Lead Mines and Country Park. The popular Llandegla Mountain Bike trail is a short drive/cycle away together with the larger village of Coedpoeth which offers a range of convenient amenities, shops, doctors and dentists. The area is well served by a choice of primary and secondary schools and good road links allow for daily commuting to Wrexham, Chester and Shropshire.

## DIRECTIONS

Proceed out of Wrexham on the A525 in the direction of Coedpoeth. Continue through the village and take the left turn onto Old Road Minera just after The Village Bakery. Continue for approximately ½ a mile and turn left onto Ffordd Uchaf, continue for a further 500 yards and the turning for Bryn Madoc Road and the property and drive will be observed on the left after a short distance.

## ACCOMMODATION

A part glazed composite entrance door opens to the

## HALL

A welcoming reception area featuring a wood block floor, coat hanging space, exposed beams to ceiling, radiator, turned staircase and useful store cupboard.

## LOUNGE 22'9 x 11'8 (6.93m x 3.56m)

A good sized lounge benefitting from a log burner set within chimney breast on a slate hearth with timber mantle above, exposed beams to ceiling, French doors opening onto the patio from where to enjoy the views, additional stone former chimney breast, 2 radiators and Upvc double glazed window.

## DINING ROOM 12'1 x 10'3 (3.68m x 3.12m)

Upvc double glazed window overlooking the garden and with far reaching views across Wrexham and Cheshire, wood block flooring, exposed beams to ceiling and radiator.

## KITCHEN/BREAKFAST ROOM 12'9 x 11'3 (3.89m x 3.43m)

An impressive and stylishly appointed modern kitchen fitted with a range of white fronted base and wall cupboards complimented by work surface areas incorporating a 1 1'2 bowl sink unit, integrated dishwasher, integrated fridge freezer, black extractor hood with space for range style cooker below, 2 Upvc double glazed windows overlooking the garden, part tiled walls and wood effect flooring continuing into the Utility.

## UTILITY 8'2 x 5'8 (2.49m x 1.73m)

Circular sink unit within 2 door base cupboard, Worcester oil fired central heating boiler, plumbing for washing machine, part glazed external door and a useful store cupboard with quarry tiled floor.

## 1ST FLOOR LANDING

Approached via the turned staircase from the hall with 1/2 landing and gallery over stairwell, inset ceiling spotlights, coving and radiator.

## BEDROOM 1 12'9 x 10'1 (3.89m x 3.07m)

A double bedroom with good sized eaves store cupboard, velux roof light window, radiator and recess. Internal door to en-suite.

## EN-SUITE

Appointed with a modern suite of low flush w.c., wash basin with mixer tap, shower enclosure with mains thermostatic shower and drench style shower head, fully tiled walls, chrome heated towel rail, inset ceiling spotlights, extractor and tiled floor.

## BEDROOM 2 12'2 x 11'7 (3.71m x 3.53m)

A light and airy bedroom with panoramic views through the Upvc double glazed window and a radiator.

## BEDROOM 3 8'6 x 7'9 (2.59m x 2.36m)

Upvc double glazed window with far reaching views and radiator.

## FAMILY BATHROOM 8'7 x 8 (2.62m x 2.44m)

Impressively appointed with a 4 piece suite of double ended bath with claw feet and freestanding mixer tap, pedestal wash basin, shower enclosure with mains thermostatic shower and drench style shower head, low flush w.c., fully tiled walls, chrome heated towel rail, Upvc double glazed window, inset ceiling spotlights, tiled floor and extractor fan.

## OUTSIDE

The cottage is approached via a 3 car private driveway which leads to the detached garage 17'1 x 9'1 (5.21m x 2.77m) with double hinged doors to front, lighting, power sockets and side personal door. A gated path continues to the pleasant patio area and entrance door which overlooks the good sized garden which includes established flower beds, timber decked patio for outdoor entertaining, gravelled pathways, useful lockable store 10'3 x 7'7 (3.12m x 2.31m), mature trees and plants and the enclosed informal garden which could be suitable for a variety of uses to include livestock, adventure playground or kitchen garden.

## PLEASE NOTE

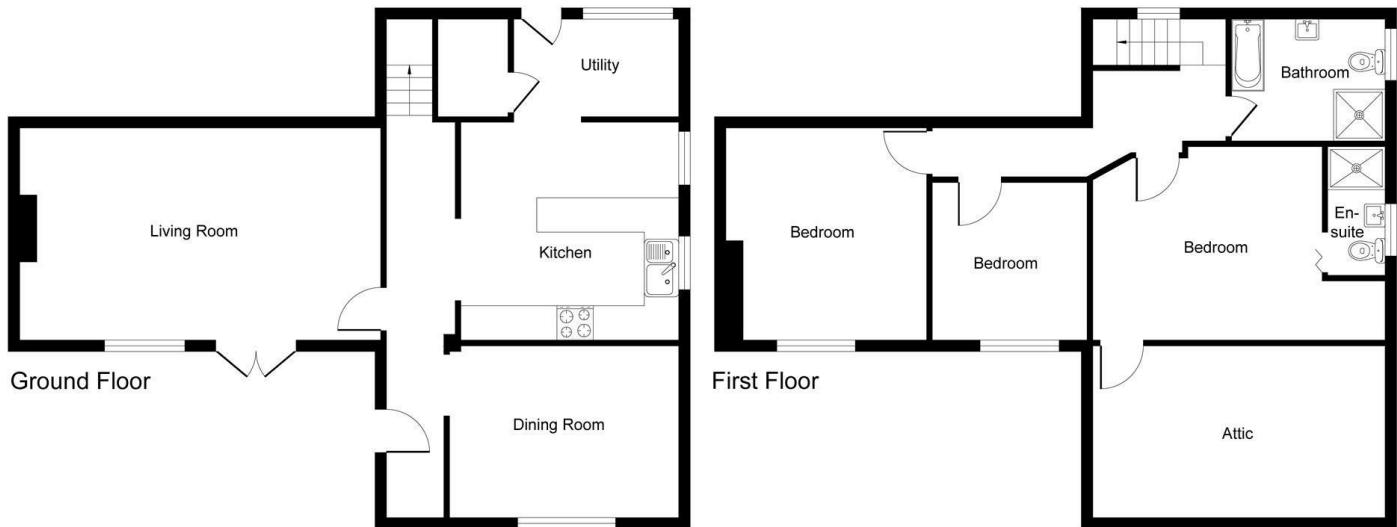
Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions. You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.







## Floor Plan

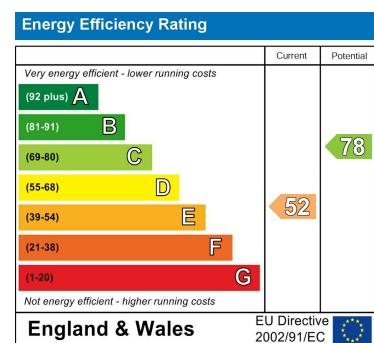


Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.