



# JONES PECKOVER

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## Nant View Rhos Berse Road, Coedpoeth, LL11 3BT

- Large four bedroom property
- Two large reception rooms
- Great location
- Excellent transport links
- Semi-detached barn conversion
- Stunning views
- Viewing recommended
- Outbuildings and Paddocks



This Stunning Barn Conversion with just under 2 acres of land sits in a quiet semi-rural location on the outskirts of Coedpoeth. Under 3 miles to the Town of Wrexham, Coedpoeth has a busy high street, including a Post office, Pharmacy, Dental practice, Pubs and more.

A popular school and Football club just a short walk from the property.

Not only in close proximity to the City of Wrexham the property also has access to great transport links to North West of England, Shropshire and more.

Nant View Barn is deceptively large, the additional reception rooms, large kitchen diner and large gated garden as well as the additional Paddocks. This property would be an ideal family home but also a fantastic equestrian opportunity.

The property has extended views, The Nant Mill Visitor Centre is also within a short walking distance where you will find over 6 miles of beautiful ancient woodland alongside the River Clywedog.

### ENTRANCE HALL

Stairs up to the first floor, doors to the 2 reception rooms. 4 steps up to the kitchen and the W.C.

### LOUNGE

19'10" x 15'4" (6.063 x 4.697)

Large Family lounge. Exposed beams. Wood burning stove with a large stone fireplace. French doors with views of the front lawn and beyond. A window to the front allowing for plenty of natural light.

### SECOND RECEPTION ROOM

16'11" x 9'1" (5.173 x 2.788)

Large second reception room, ideal as a family snug or dining room. Exposed beams. French doors which look out to the rear garden.

### W.C

5'3" x 2'10" (1.61 x 0.88)

Small downstairs toilet and basin.

### KITCHEN

17'7" x 13'1" (5.372 x 4.011)

Large family kitchen with a range of base and wall units. Space for a table. Window to the side. Backdoor to rear garden and access to the utility and store room.

### UTILITY ROOM

9'0" x 5'3" (2.750 x 1.610)

Good sized utility room from the Kitchen. Window to the side, plenty of room for a washer and dryer. Some base units and a sink. Oil boiler.

### STORE ROOM

13'5" x 9'0" (4.099 x 2.760)

This room is accessed from the Kitchen.

Currently used as a useful storage room but this room also has potential as a separate dining area, home office or play room/snug.

### LANDING

Light landing with 2 windows. Airing cupboard and storage. Doors to the 4 bedrooms and to the family bathroom

### MASTER BEDROOM

15'8" x 15'2" (4.794 x 4.648)

Large square room. Two Windows. Exposed beams. Door to the Ensuite

### EN SUITE

5'6" x 3'10" (1.690 x 1.192)

En Suite to the Master bedroom. Toilet, Basin and Shower. Skylight Window.

### BEDROOM 2

15'1" x 9'1" (4.616 x 2.778)

Good sized double bedroom. Window to the rear overlooking the garden.

### BEDROOM 3

9'6" x 11'1" (2.921 x 3.403)

Double bedroom found at the end of the landing. Window to the front of the property.



**BEDROOM 4**

9'10" x 8'11" (2.999 x 2.723)

Good sized room as a small double or a good sized single room.  
Window to the rear overlooking the garden and views.

**FAMILY BATHROOM**

8'10" x 7'7" (2.697 x 2.334)

Large family bathroom. Corner bath and separate shower cubicle.  
Toilet and basin. Skylight window.

**GARAGE**

Single detached Garage

**GARDEN AND PARKING**

The property has a shared driveway from the road to the front of the property where you will find a single Garage and parking for up to 4 vehicles. To the side of the property there is a patio from the Lounge French window down to a lawn area and views.  
To the side of the property you will also find the Pool House and swimming pool which is no longer in use, this requires some maintenance or offers a footprint for other uses.

Garden to the rear, lawn and patio area. Fenced enclosed area with gated access from the side of the property. Countryside views.

The property also has two Paddocks.

**IMPORTANCE NOTICE (D)**

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

**MONEY LAUNDERING (D)**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

**MISREPRESENTATION ACT (D)**

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