

BOWEN

PROPERTY SINCE 1862



Asking Price £495,000

🏠 3 Bedrooms 🚿 2 Bathrooms

The Oaks, Cae Dyah Lane, Overton,
Wrexham, LL13 0HW

The Oaks, Cae Dyah Lane, Overton, Wrexham, LL13 0HW

General Remarks

Bowen are favoured with instructions to offer this delightful country property for sale by Private Treaty. The Oaks occupies a good-sized plot with ample parking, garaging, superb pavillion providing a number of uses and private enclosed garden. This detached bungalow provides a most delightful home which the present owner has maintained to a high standard.

Immaculately presented spacious detached bungalow standing in good sized mature gardens and grounds extending to 0.46 acres (0.18ha) or thereabouts. The property offers well appointed living accommodation with extensive open countryside views.

Location: The Oaks occupies a most enviable location on the outskirts of the popular village of Overton in the picturesque Dee Valley. The village offers an excellent range of facilities and amenities including a Primary school, Medical Centre, Post Office and a host of shops. Its proximity to the A5 and A483 also make the towns of Wrexham, Oswestry and Ellesmere as well as the City of Chester easily accessible.



Covered Entrance Porch: Tile floor, lantern style wall light.

Partly Glazed Upvc Entrance Door with partly glazed side panel.:

Spacious 'L' Shape Entrance Hall: radiator, laundry cupboard with slatted shelves.

Living/Dining Room: 32' 1" x 14' 7" (9.79m x 4.44m) Dual aspect windows, bay window to front. Coving to ceiling, two radiators. Open fireplace set on a tile hearth housing 'Clearview' stove with timber lintel above and stone sides.

Kitchen/Breakfast Room: 15' 9" x 10' 11" (4.81m x 3.34m) Tile floor. Range of fitted base unit with worktop surface and tile upstands above and matching larder cupboard, small breakfast bar area. 1.5 composite sink unit and drainer, spaces for refrigerator/freezer and dishwasher. Built-in double oven, 4 ring induction hob with tile splash and cooker hood above. Coving to ceiling and radiator. Double french doors onto decking area.

Utility: 15' 9" x 6' 4" (4.81m x 1.93m) Tile floor. Stainless steel sink and drainer with worktop space, further worktop area, space and plumbing for washing machine. Oil boiler.

Inner Hall: Tile floor and door with access to outside.

Bedroom One: 12' 11" x 11' 0" (3.94m x 3.36m) Built-in wardrobes and cupboards to one wall, radiator. TV aerial point.

Ensuite Bathroom: 9' 6" x 6' 5" (2.90m x 1.96m) Tile floor. Corner bath with electric shower and shower screen above, partly tiled walls. Pedestal wash hand basin, low level w.c., radiator.

Bedroom Two: 13' 9" x 9' 3" (4.20m x 2.81m) Built-in wardrobe with with centre mirror door, radiator. TV aerial point.

Bedroom Three: 9' 10" x 8' 4" (2.99m x 2.54m) Built-in louvre double door wardrobe, radiator.

Family Bathroom: 12' 2" x 9' 10" (3.72m x 2.99m) Tiled floor. Roll top bath on feet, large walk-in fully tiled shower with screen, pedestal wash hand basin with tile splash, low flush w.c., two radiators, electric wall heater.

Outside: Approached through double wrought iron entrance gates onto a large brick block paved drive providing ample parking and turning space. Hardstanding area providing extra parking for caravan/motorhome. Exterior lighting, outside tap. Side gates allow access to the side and rear of the property. The Oaks stands in gardens and grounds extending to 0.46 of an acre (0.18ha) or thereabouts. The property is surrounded by well-maintained gardens mainly laid to lawn with several well-established mature shrubs and trees. Flower beds. Good size enclosed lawn area also housing chicken coup, and vegetable garden with separate compost area. The garden is varied with raised decking area and various seating areas with superb views over the surrounding countryside. Various sheds providing outdoor storage and log store.

Garage: 17' 10" x 15' 9" (5.44m x 4.81m) Electrically operated door with side personnel door. Power and light available.

Timber Clad Pavillion: 22' 11" x 11' 0" (6.98m x 3.35m) Concrete base with covered veranda. Single door access and double side doors. Roof space, power and light. This building provides a number of options for use.

What3Words:///product.partly.husky:

Tenure: We understand the property is freehold with vacant possession upon completion.

Services: We understand that electric, mains water are connected. Private drainage and oil central heating.





EPC Rating 56|D Council Tax Band 'G'

Viewing and Further Information: Viewings are strictly by appointment through the sole selling agents. For further information or to book a viewing please contact the Ellesmere Office on 01691 622534.

Directions: From Ellesmere proceed out of the town on the A528 road signposted Overton. Continue for approximately 5 miles into the village of Overton-on-Dee and proceed to the crossroads. Continue straight over passing St Marys School on your right hand side.

At the junction turn right onto the Bangor Road, continue along the Bangor Road turning right sign posted Cae Dyah after a short distance the property will be identified on the left handside.





The Oaks, Cae Dyah Lane, Overton, LL13 0HW



Total Area: 140.4 m² ... 1511 ft² (excluding garage, decking)

All measurements are approximate and for display purposes only