

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £500,000

5 Bedrooms 2 Bathrooms

Plas Newydd, Lightwood Green, Overton,
Wrexham, LL13 0HT

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General Remarks

Spacious detached country property standing in gardens/grounds 0.41 of an acre (1.01ha) or thereabouts with self-contained annexe. Occupying an enviable location yet within easy access of the A483.

Location: Plas Newydd is located in an attractive rural setting in the hamlet of Lightwood Green. Approximately 1.5 miles from the popular village of Overton-On-Dee, 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.

Accommodation

Covered Entrance Porch:

Entrance Hall: Built-in store cupboard with shelves, cloaks cupboard with cloak rack.

Cloakroom: With WC and wash hand basin.



Lounge: 21' 6" x 17' 7" (6.56m x 5.36m) Dual aspect windows with sliding patio door opening onto patio area. 'AGA' stove set on a raised brick hearth with brick surround and timber mantel. Exposed timber to ceiling, radiator.

Dining Room: 15' 3" x 14' 8" (4.65m x 4.46m max.) Dual aspect windows, french doors to outside. Coving to ceiling, radiator.

'L' Shape Open Plan Breakfast Kitchen:

Breakfast Kitchen: 22' 11" x 13' 11" (6.99m x 4.24m max.) Tile floor. Range of fitted wall cabinets and matching base units with worktop surface above, inset stainless steel sink and drainer. Centre island with granite worktop and drawers below. Rayburn set in recess. Separate 'Bosch' fan assisted double electric oven, four ring halogen hob with extractor hood over. Recess for refrigerator/freezer, space and plumbing for washing machine. Walk-in pantry with shelves. partly tiled walls.

Breakfast Room/Snug: 10' 6" x 10' 0" (3.20m x 3.06m) Dual aspect windows, radiator.

Staircase to First Floor & Landing Area: Built-in double storage cupboards, built-in laundry cupboard with slatted shelves and store cupboard

Bedroom One: 16' 10" x 15' 11" (5.14m x 4.85m) Dual aspect windows, two radiators.

Bedroom Two: 16' 1" x 12' 2" (4.90m x 3.72m max.) Radiator

Bedroom Three: 12' 7" x 10' 5" (3.84m x 3.17m) Radiator.

Family Bathroom: 10' 6" x 8' 0" (3.19m x 2.43m) Wood effect flooring. White suite comprising panel bath, fully tiled shower cubicle, wash hand basin set in vanity unit, and low level flush wc., heated towel rail.

ANNEXE with partly glazed entrance door and interconnecting door:

Lobby: Having a separate front entrance door.

Cloakroom: Tile effect vinyl flooring. low flush wc. pedestal wash hand basin, heated towel rail, partly tiled walls.

Sitting/Dining Room: 19' 5" x 15' 1" (5.93m x 4.60m) French doors opening onto patio area, radiator.

Kitchen: 14' 6" x 7' 11" (4.43m x 2.41m) Tile effect flooring. Range of base units with worktop surface and upstand above, stainless steel 1.5 bowl sink unit and drainer, spaces for appliances washing machine and tumble dryer. Oil combi boiler. Half glazed door to outside.

Bedroom with Dressing Area: 17' 7" x 11' 11" (5.35m x 3.64m) Radiator. Double built-in wardrobes to dressing area.

En-Suite Shower Room: 10' 11" x 10' 5" (3.34m x 3.18m) Vinyl tile effect flooring. Fully tiled enclosed shower cubicle, pedestal wash hand basin, low flush wc. heated towel rail.

Stairs to first floor & spacious landing area: 14' 6" x 10' 4" (4.42m x 3.15m) Velux roof lights.

Bedroom: 17' 9" x 10' 4" (5.40m x 3.15m) Velux roof lights, radiator.

Bedroom/Dressing Room: 13' 9" x 8' 0" (4.20m x 2.43m) Velux roof lights, radiator.









Outside: The property stands in gardens and grounds extending to 0.41 of an acre (1.01 ha) or thereabouts. Approached through wooden entrance gates onto a large gravel driveway providing ample parking and turning space. There is access all around the property with an enclosed rear garden mainly laid to lawn with a large wrap around terrace/patio along with various seating areas within the grounds. There are a number of established mature hedges, shrubs and trees. Timber storage shed.

Summer House: 29' 6" x 13' 8" (9.00m x 4.16m) A notable feature with covered verandah, wood flooring, power and light. Presently used as a games room with bar however has the option for a number of uses to suit one's own desires.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: 01978 292000

EPC Rating 54|E Council Tax Band 'H':

Viewing and Further Information: Viewings are strictly by appointment only through the sole selling agent's Ellesmere Office. For further information or to book a viewing contact Ellesmere Office on (01691) 622534

Directions: From Ellesmere proceed out of the town on the A528 road signposted Overton. In the centre of Overton-on-Dee, turn right on to the A539, signposted 'Whitchurch' and continue for approximately 1.2 miles. Turn right signposted 'Lightwood Green' and continue for a short distance and the property will be located on the right-hand side as identified by the agents for sale board.

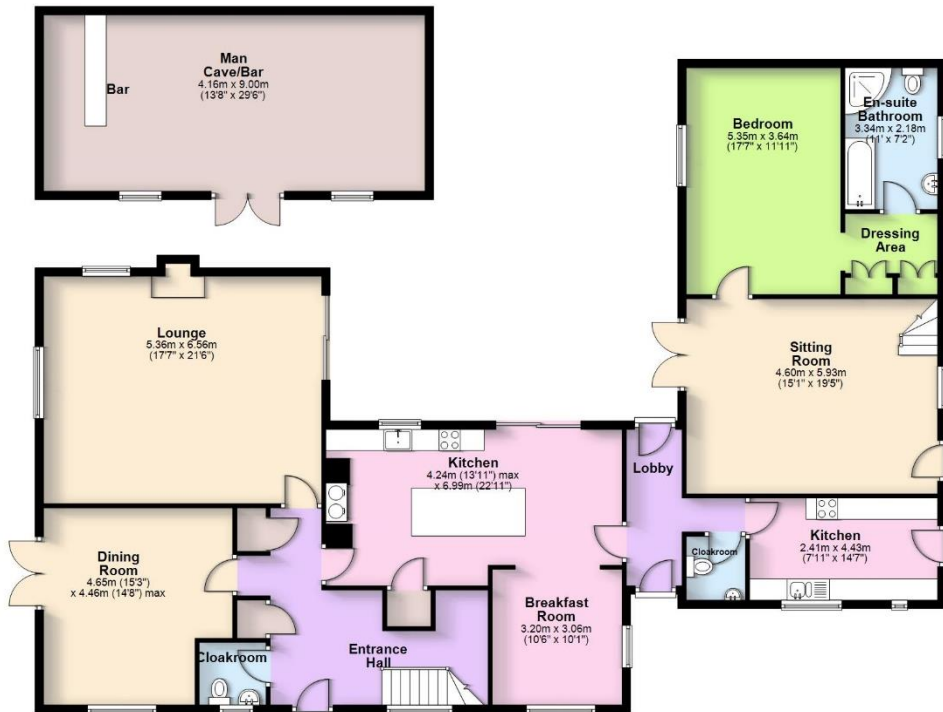
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We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

Ground Floor

Approx. 229.8 sq. metres (2473.8 sq. feet)



First Floor

Approx. 127.8 sq. metres (1375.1 sq. feet)

