



FOR SALE

Offers In The Region Of £550,000

Ravello, Westminster Road, Wrexham, LL11 6DG

'Ravello' has undergone a heavy scheme of refurbishment and extension to provide an absolutely stunning dormer style family home with spacious and most versatile accommodation over two floors. Offering a high specification finish and set in generous gardens and grounds extended to just under 0.70 acre approximately which enjoy a delightful wooded backdrop, with off street parking provision, double garage, and an ideal outside entertaining / bar area. Truly a must see property.





- Spacious detached 5/6 bedroom dormer style family home
- Undergone a heavy scheme of extension/refurbishment
- Spacious contemporary fitted kitchen/dining room
- Set-in just under 0.70 acre approximatley
- Driveway, Double Garage and Entertaining area / bar
- Truly a must see property!

DIRECTIONS

From Oswestry proceed on the A483, heading northbound towards Wrexham. Exit the A483 at Junction 4 and take the first left at the roundabout onto Ruthin Road (A525). Take the second right onto Heritage Way and then the first right onto Bersham Road. Follow the road around to the left and proceed over the mini island into Dale Road and turn left into Wrexham Road. Follow the road and up the hill turning right into Westminster Road before the sign for Pentre Broughton where the driveway to the property will be observed immediately on the right hand side. The property will be observed at the bottom.

SITUATION

The property is located in close proximity to the picturesque Moss Valley Country Park in an elevated position with several amenities close by, including schools, shops and transport links linking up to Chester and the North West and Oswestry, Shrewsbury and the Midlands. The city of Wrexham is approximately 3 miles away which is host to a comprehensive range of local amenities to include a university and railway station.

DESCRIPTION

Ravello has undergone a heavy scheme of refurbishment and extension to provide an absolutely stunning dormer style family home with spacious and most versatile accommodation over two floors. To the ground floor the property enjoys a most delightful vaulted reception hall with spacious contemporary fitted kitchen/dining room, utility, lounge, bedroom with ensuite and two further rooms which could be utilised as bedrooms or further reception rooms. The gallery first floor landing leads to a spacious principle bedroom with delightful outlook, two further bedrooms and contemporary family bathroom. Affording generous parking provision and a double garage the property is set-in just under 0.70 acre of gardens and grounds to include a superb entertaining patio area with bar. Truly a must see property!

ACCOMMODATION

OPEN FRONTED ENTRANCE PORCH

With UPVC part double glazed entrance door and side panel leading into:

RECEPTION HALL

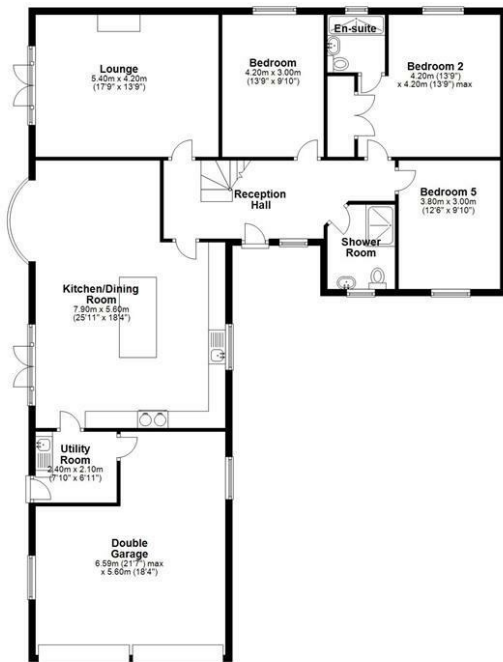
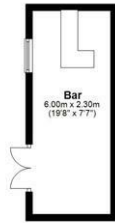
Attractive wood effect flooring, two radiators, recessed spot lighting, two smoke detectors, stairs leading off to first floor accommodation. The reception hall provides an impressive vaulted ceiling.

LOUNGE

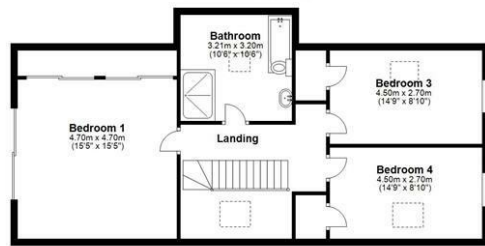
UPVC double glazed patio doors to rear garden, recessed spot lighting, radiator and attractive wood effect flooring..



Ground Floor
Main areas: approx. 101.4 sq. metres (1021.4 sq. feet)
Plus sub-buildings: approx. 13.8 sq. metres (148.3 sq. feet)



First Floor
Approx. 79.1 sq. metres (851.3 sq. feet)



Main area: Approx. 246.5 sq. metres (2652.8 sq. feet)
Plus sub-buildings: approx. 13.8 sq. metres (148.3 sq. feet)
Ravello

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception Room/s



6 Bedroom/s



2 Bath/Shower Room/s



IMPRESSIVE KITCHEN/DINING ROOM

UPVC double glazed windows on two elevations, UPVC double glazed patio doors leading out to rear garden, attractive range of contemporary fitted wall and floor units, work surfaces, breakfast bar, ceramic one and a half bow sink and drainer with mixer tap, part tiled surround, space for range cooker, stainless steel EXTRACTOR HOOD over, integrated DISHWASHER, two radiators, and recessed spot lighting.

UTILITY

UPVC part double glazed exterior door, space for fridge freezer, fitted base unit, worktop, stainless steel sink and drainer with mixer tap, plumbing for washing machine, internal door to garage.

SHOWER ROOM

Obscured UPVC double glazed window, contemporary white suite comprising low flush WC, pedestal wash hand basin, walk in shower cubicle with rainwater style shower head and rinse attachment, tiled walls, decorative tiled floor, recessed spot lighting, extractor, heated towel rail.

BEDROOM

UPVC double glazed window, radiator, attractive wood effect flooring.

BEDROOM

UPVC double glazed window, radiator, attractive wood effect flooring, built in wardrobe.

EN-SUITE

White suite comprising low flush WC, vanity wash hand basin with mixer tap, walk in shower, glazed screen, recessed spot lighting, extractor, tiled walls and tiled floor, heated towel rail, obscured UPVC double glazed window.

BEDROOM / PLAY ROOM / OFFICE

UPVC double glazed window, radiator, attractive wood effect flooring.

FIRST FLOOR GALLERY LANDING

With Velux window, radiator and loft hatch.

BEDROOM

UPVC double glazed double doors, radiator, two built in wardrobes, recessed spot lighting and pleasant outlook.

BEDROOM

Velux window, UPVC double glazed window, radiator, built in wardrobe.

BEDROOM

Velux window, UPVC double glazed window, radiator, built in wardrobe.

FAMILY BATHROOM

Velux window, attractive wood effect flooring, contemporary white suite comprising freestanding bath with mixer taps / rinse attachment, low flush WC, pedestal wash hand basin, walk in shower, tiled surround, rainwater style shower head and rinse attachment, heated towel rail / radiator, recessed spot lighting, and extractor.

OUTSIDE

An attractive patterned in-print concrete driveway provides off-street parking provision with access to double garage.

DOUBLE GARAGE

Twin up and over doors, power and lighting, obscured UPVC double glazed windows, gas fired central heating boiler and hot water cylinder, electric fuse box, and loft hatch.



GARDENS

From the driveway timber gates lead to both the garden and the rear of the property. To the front there is an attractive gravel bed with raised flower and shrub beds and raised borders, outside tap. The rear garden is a particular feature, of a generous size and providing a decorative in-print paved concrete PATIO AREA, which extends to the side and rear of the property. There is a generous lawned garden with well feature, pond and a most delightful wooded backdrop. There are a variety of trees and shrubs and a delightful entertaining PATIO AREA / BAR with DECKED PATIO, two further TIMBER STORAGE SHEDS and further outside tap. The property also benefits from CCTV.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid, light fittings and curtains/nets are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas, and drainage are believed to be connected. Gas fired central heating system. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band 'F'. Please confirm the council tax details via Wrexham County Borough Council on 01978 298993 or visit www.wrexham.gov.uk.

VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP.
Tel: 01691 670320. Email: oswestry@hallsgb.com

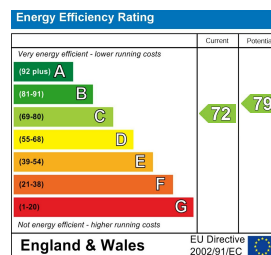
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales
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