

**FOR SALE**

Guide Price £279,950

## The Triplex Wynnstay Hall Estate, Ruabon, Wrexham, Clwyd, LL14 6LA

A unique and rare opportunity to purchase a most exceptionally well presented, 3 Bedroom, Triplex Apartment which enjoys a most delightful parkland setting within the tower of the renowned Grade II\* Listed Wynnstay Hall Estate, with truly stunning views and offering well proportioned accommodation arranged over 3 floors with feature high ceilings. A superb landmark property worthy of an early inspection. NO ONWARD CHAIN.





- Beautiful Triplex Apartment
- Unique Style
- Three Bedrooms
- Feature Open Plan Design
- Delightful Parkland Setting
- Must Be Viewed To Appreciate

## DIRECTIONS

From Oswestry proceed towards Wrexham on the A483 and proceed over the Gledrid and Halton roundabouts. Continue and take the next left hand turning for Ruabon. Turn right at the roundabout and then proceed straight on to the T junction. Turn right and continue along this road where the entrance to Wynnstay Hall estate will be observed on the right hand side. Proceed up the drive and continue to the right hand side of the main Hall into the visitors car parking area. The property can be accessed at the top left hand corner of the visitors car park where there is a single track drive leading to the front of The Great Hall. The triplex is accessed via the left hand side.

## SITUATION

Approached along a magnificent tree lined driveway, the Wynnstay Hall Estate has many unique historic features and is set amidst parkland and Grade I Listed gardens which were originally designed in 1777 by Lancelot "Capability" Brown. Whilst enjoying this exclusive location the property is within motoring distance of the nearby villages of Ruabon (1.5 miles) and Overton-On-Dee (5.5 miles), both of which, have excellent local shopping, recreational and educational facilities. The county towns of Chester (18 miles) and Shrewsbury (27 miles) are both also easily accessible and both have a more comprehensive range of amenities of all kinds.

## DESCRIPTION

The Triplex forms a stunning home as part of the renowned Wynnstay Hall, formerly the main residence of the Williams-Wynn family, one of the principle families in Welsh history.

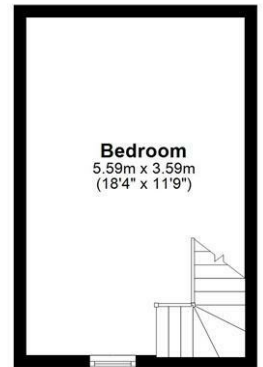
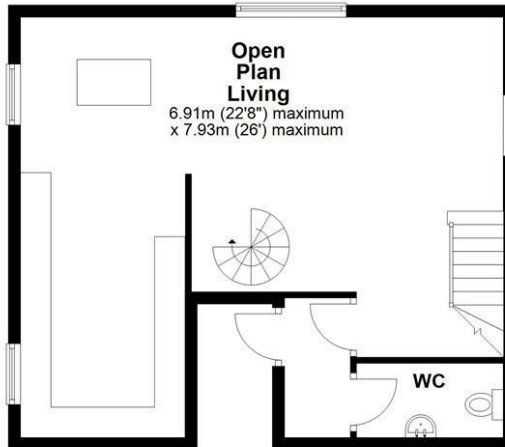
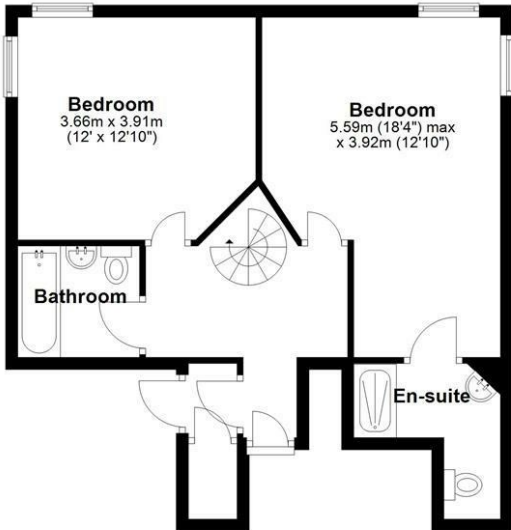
The Triplex has undergone a major renovation and refurbishment scheme since 2016, restoring many of the period features, whilst enhancing the fixtures and fittings in a luxury contemporary style. The accommodation boasts a breathless feel of both space and charm, streaming with natural light.



**Third Floor**  
Approx. 52.1 sq. metres (561.2 sq. feet)

**Fourth Floor**  
Approx. 50.9 sq. metres (547.7 sq. feet)

**Fifth Floor**  
Approx. 20.1 sq. metres (216.2 sq. feet)



Total area: approx. 123.1 sq. metres (1325.1 sq. feet)

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



3 Bedroom/s



2 Bath/Shower Room/s



## ACCOMMODATION

### RECEPTION HALL

The residents lift opens up into a PRIVATE RECEPTION HALL with feature nautical style spiral staircase and access to Bedroom 2 with En-suite, Bedroom Three and Bathroom. There is also access to the fire escape. Built in store cupboard and utility cupboard.

### BEDROOM 1

18'1" max x 12'10" (5.50 max x 3.90)

Feature dual aspect windows with truly stunning views.

### EN-SUITE SHOWER ROOM

Window with views, three piece suite comprising: wash hand basin, low flush WC and walk in shower unit. Tiled floor.

### BEDROOM 2

12'2" x 20'8" (3.70 x 6.30)

Feature dual aspect windows with truly stunning views, feature fireplace.

### BATHROOM

A three piece suite comprising bath with shower over and glazed shower screen, vanity wash hand basin and low flush WC. Heated towel rail, wall mirror, extensive wall tiling.

### FIRST FLOOR

The feature spiral staircase leads to:

### OPEN PLAN LIVING ROOM

20'4" x 23'7" (6.20 x 7.20)

A most delightful open plan reception room with exposed wall and ceiling beams, feature nautical style staircase leading to Bedroom 3, exposed wooden flooring and recessed spotlights.

### KITCHEN

A contemporary range of fitted wall and floor units with wood effect worktops over and inset double Belfast sink. Dual fuel Range cooker with decorative tiled splash back and stainless steel extractor hood over. Hisense built-in dishwasher, Kenwood fridge/freezer, Hotpoint washing machine and Candy tumber dryer are installed and included in the sale price. Fitted island unit with drawers below. Feature arched window with window seat enjoying stunning far reaching views.

### LOBBY

With access to the fire escape.

### CLOAKROOM

With pedestal wash hand basin and low flush WC. Heated towel rail, tiled floor.

### SECOND FLOOR

From the open plan Living Room the feature nautical style staircase leads to:

### BEDROOM 3

17'1" x 17'1" (5.20 x 5.20)

A particular feature of the property is BEDROOM 3 which is situated in the tower with a range of exposed wall and ceiling beams and a magnificent glazed atrium which fills the room with light.



#### **OUTSIDE**

The Wynnstay Hall Estate is approached along a magnificent tree lined driveway leading to the allocated parking and visitors parking. Residents have extensive use of the Grade I Listed gardens and communal tennis courts. The property enjoys a truly unique location and a personal inspection of this wonderful property is fully recommended.

#### **GENERAL REMARKS**

##### **SERVICES**

We have been advised that mains water, gas and electricity are connected. There is shared private drainage.

##### **TENURE**

We have been informed the property is leasehold with 974 years remaining (as at 1st June 2022).

##### **LOCAL COUNCIL**

Wrexham County Council - Band F.

##### **GREAT HALL MANAGEMENT FEE**

This is charged at £100.00 pcm. The large proportion of these costs are simply for the building's insurance and communal lighting.

##### **PARAMOUNT ESTATE MANAGEMENT**

This is charged at £170.10 pcm. This is for the ongoing management of the estate and grounds.

##### **LIFT MAINTENANCE FEE**

This fee is currently £100.00 every 6 months.

##### **VIEWINGS**

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

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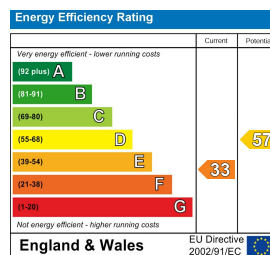
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Rating



01691 670 320

**Oswestry Sales**  
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