



Gracelands, 1 Croesfoel Court, Wrexham Road

Offers Over £525,000





## Gracelands, 1 Croesfoel Court

Wrexham Road, Wrexham

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- Luxurious master suite
- Two generous garden areas
- Parking for 4-5 cars
- Four-bedroom detached barn conversion
- Character-filled open-plan living/dining area
- Detached garage with two allocated parking spaces
- Mezzanine level
- Excellent transport links
- Modern fitted kitchen
- Additional upstairs bedrooms with built-in storage





## Gracelands, 1 Croesfoel Court

Croesfoel Court is a beautiful four-bedroom detached barn conversion in the desirable village of Rhostyllen, perfectly placed for convenient access to both Wrexham and Chester. With excellent transport links nearby, you can reach Wrexham in around ten minutes and Chester in just twenty minutes. Approached by a spacious communal driveway, the property offers ample parking for four to five cars along with two garden areas and a detached garage that provides a further two allocated spaces.





# Gracelands, 1 Croesfoel Court

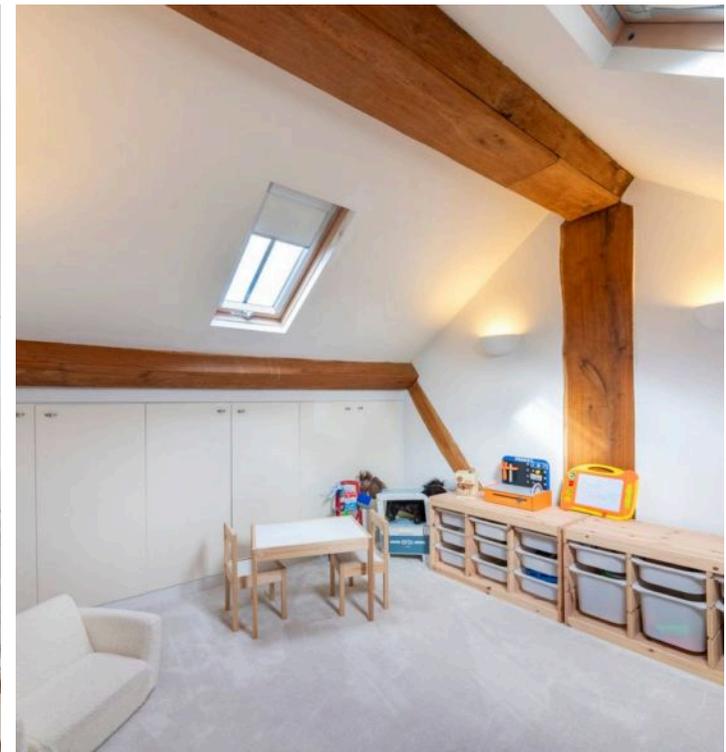
Wrexham Road, Wrexham

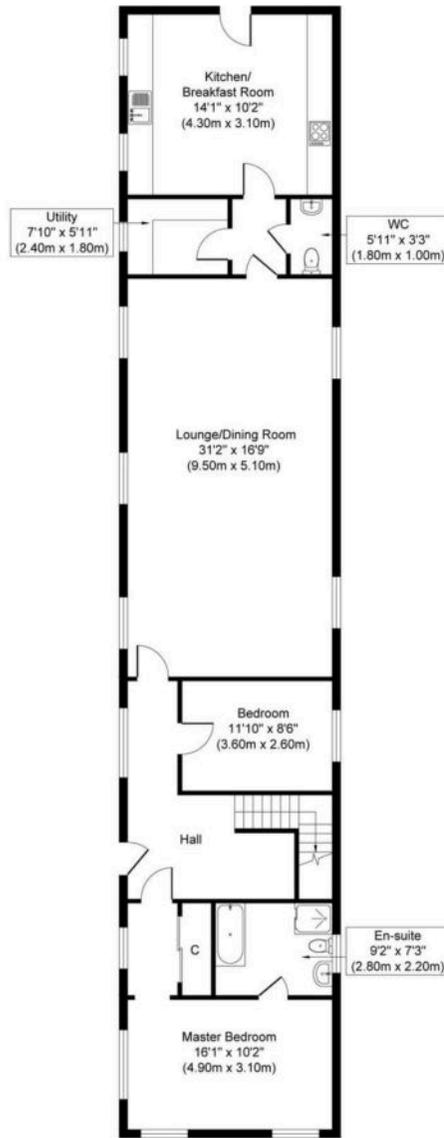
Stepping inside, you are welcomed by a charming entrance hall that sets the tone for the home. The heart of the property is the open-plan living and dining space, where character features shine through. Exposed brickwork, rustic beams and a log burner create a warm and inviting atmosphere. Above, a mezzanine level adds a unique touch, currently used as a home office but equally suited to storage or a quiet reading nook.

The kitchen is beautifully fitted with integrated appliances including a dishwasher, fridge freezer, wine fridge and microwave, while a useful utility room provides space for laundry appliances and access to a downstairs WC. The home is heated by LPG central heating.

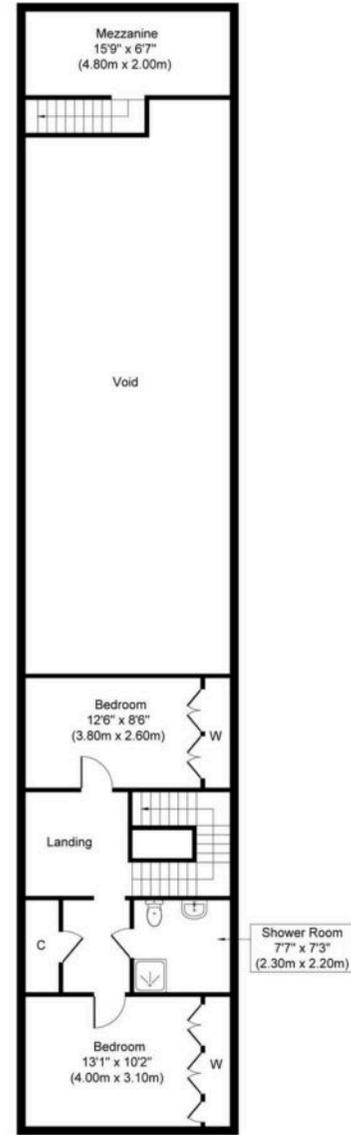
On the ground floor, you will find two bedrooms, including the spacious master suite. A dressing area with fitted wardrobes leads into the bedroom, which enjoys a dual aspect and plenty of natural light. The luxurious en suite features a separate bath, walk-in shower and underfloor heating, adding a touch of comfort and style.

Upstairs, there are two further bedrooms, each with built-in storage and skylights that fill the rooms with light. A modern shower room serves this floor, and there is additional eaves storage along the landing.





**Ground Floor**  
Approximate Floor Area  
**1403 sq. ft**  
(130.34 sq. m)



**First Floor**  
Approximate Floor Area  
**698 sq. ft**  
(64.80 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Currans North Wales

Oakfield Property, 13-17 Brunswick Court Brunswick Road - CH7 2ED

01244 548182 • [salesnw@curranshomes.co.uk](mailto:salesnw@curranshomes.co.uk) • <http://www.curranshomes.co.uk>