



**BOWEN**

PROPERTY SINCE 1862

Asking Price £610,000

🏠 5 Bedrooms 🚿 3 Bathrooms

Corlan y Defaid, Llanfynydd,  
Wrexham LL11 5HG

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### General Remarks

A superior modern detached bungalow residence having a spacious linked annexe, (which is suitable for independent relative living) situated on the fringe of the sought-after rural community of Llanfynydd. The property is set in landscaped gardens and features an attached agricultural grazing paddock. The whole extends to approximately 1.5 acres. EPC Rating – 38|F.

### Accommodation:

#### THE MAIN BUNGALOW:

**Entrance Porch:** 6' 8" x 5' 10" (2.04m x 1.79m)

Approached through a stained timber-finished double glazed hardwood sliding patio door. Matching side windows. Twin-wall polycarbonate roofing. Glazed door with twin side reveals to:

**Reception Hall:** 13' 5" x 11' 2" (4.10m x 3.41m) Deep coved finish to ceiling. Radiator. Laminate timber-effect flooring. Smoke alarm. Telephone point. Intruder alarm key pad. Built-in cloaks cupboard.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Cloakroom:** 5' 7" x 3' 11" (1.69m x 1.19m) Fitted with a two piece "champagne" shaded suite comprising a close flush w.c. and wash hand basin. Half tiling to walls with border tiling. Radiator. Double glazed window. Extractor fan.

**Lounge:** 15' 10" x 15' 9" (4.83m x 4.81m) A room with excellent natural light having double glazed bay windows to return elevations. Deep coved finish to ceiling. Two radiators. Three wall-lights. Laminate timber-effect flooring. Television aerial point.

**Kitchen and Breakfast Room:** 15' 9" x 14' 1" (4.80m x 4.28m) Fitted with a range of timber-effect fronted units with inset porcelain single drainer sink unit set into an extensive range of base storage cupboards including two corner pantry units and having integrated refrigerator and freezer. Built-in drawer pack. Wide drawer pack for pan storage. Range of matching suspended wall cupboards. Built-in "Bosch" electric double oven and grill. "Belling" inset four-ring halogen hob. Ceramic tiling to work areas. Concealed pelmet under-lighting to wall cabinets. Space for second fridge/freezer with further refrigerator space. Tiling to floor. Television aerial point. Double glazed window.

**Dining Room:** 13' 10" x 12' 0" (4.22m x 3.65m) A spacious room having deep coved finish to ceiling. Radiator. Three wall-light points. Double glazed French windows to rear Patio and garden. Part glazed door to Kitchen.

**Inner Hallway:** 26' 3" x 5' 5" (8.00m x 1.64m) Two double-door cupboards, one containing a hot water cylinder, the other containing fitted shelving for linen. Loft access-point with fitted ladder to centre boarded, insulated and illuminated roof space. Sun pipe to rear Inner Hall. Smoke alarm.

**Bedroom 1:** 14' 5" x 12' 1" (4.40m x 3.68m) Fitted with two mirror-door fronted wardrobes including "his and hers"

additional wardrobes with bedside cabinets, having space for double bed with bridging blanket cupboards above.

Further drawer packs and storage units matching. Radiator. Double glazed window. Smoke alarm.

**En-Suite Shower Room:** 8' 11" x 6' 9" (2.71m x 2.07m) Fitted with modern suite finished in white featuring wide vanity wash hand basin set into storage units having adjacent concealed flush w.c. Double-width shower tray with marble-effect aqua-sheet backing and having thermostatic (pumped) shower fitted above. Electric shaver point. Range of chrome finished fittings including heated towel rail. Fitted mirror. Half tiling to walls with border tiling. Tiling to floor. Double glazed window. Extractor fan.

**Bedroom 2:** 13' 8" x 12' 8" (4.17m x 3.87m) Fitted with three mirror-doored fitted wardrobes containing hanging rails and fitted shelving. Fitted dresser unit. Double glazed window. Radiator.

**Bedroom 3:** 11' 0" x 9' 10" (3.36m x 2.99m) Radiator. Double glazed window. Loft access-point to insulated roof space.

**Bedroom 4:** 10' 3" x 9' 6" (3.13m x 2.90m) Telephone point. Double glazed French windows to:

**Conservatory:** 10' 8" x 6' 6" (3.26m x 1.99m) Constructed with double glazed elevations above a brick plinth beneath a twin-wall polycarbonate roof. External French window. Wall mounted electric convector heater.

**Main Bathroom:** 12' 8" x 6' 4" (3.86m x 1.94m) Fitted with a five piece "champagne" shaded suite comprising a close flush w.c., bidet, pedestal wash hand basin, oval corner panelled bath and separate shower tray having instant heat electric shower fitted above. Half tiling to walls with full tiling to shower area. Tiling to floor. Double glazed window. Radiator. Fitted wall mirror. Fitted medicine cabinet.









## THE ANNEXE:

### On The Ground Floor:

**Utility Room/Kitchen:** 10' 9" x 9' 2" (3.27m x 2.80m) Serving a dual purpose as a Utility Room to the Main Bungalow or Kitchen to the Annexe Area. Fitted with a range of antique pine-effect panel fronted base and wall cabinets having one-and-a-half-bowl composite single drainer sink unit set into laminate granite-effect topped work surfaces. Inset four-ring halogen hob with concealed cooker hood above. Fitted electric double oven and grill. Space with plumbing for an automatic washing machine.

Tiling to floor. Tiling to work areas with border tiling. Loft access-point. Double glazed window.

**Breakfast Room:** 10' 1" x 6' 8" (3.07m x 2.04m) Fitted with further base storage cupboards finished with white laminate-fronted doors. Floor mounted "Worcester" slimline oil fired boiler. Double glazed window. Part glazed back door. Loft access-point. Smoke alarm. Tiling to floor. Radiator.

**Living Room/Dining Room:** 22' 2" x 15' 5" (6.75m x 4.71m) A room with good natural light featuring two large double glazed bay windows to the front elevation

and double glazed window to the side. Period-style fire surround with fitted focal point electric fire. Television aerial point. Four wall-light points. Two radiators.

**Mezzanine/Rear Entrance:** 15' 5" x 9' 10" (4.70m x 3.00m) Double glazed external door. Built-in double storage cupboard. Double glazed window. Built-in storage cupboard containing additional oil fired central heating boiler (for the Annexe).

### On The First Floor:

#### Landing:

**Bedroom:** 15' 5" x 11' 7" (4.69m x 3.54m) Featuring two "Velux" style roof-lights. Double glazed window to gable end. Radiator. Built-in range of four-door wardrobes. Smoke alarm.

**En-Suite Shower Room:** 9' 1" x 5' 2" (2.78m x 1.58m) Fitted with a three piece suite finished in white comprising a close flush w.c., vanity wash hand basin and shower tray with hot water supply. Part tiling to walls with full tiling to shower. Fitted mirror. Fitted medicine cabinet. Double glazed window. Tiling to floor. Heated towel rail. Extractor fan.

**Outside:** To the rear of the property there is a large stone Patio Area leading to a slightly raised lawned garden set behind stone retaining walls having stocked flower and shrubbery borders. There are further retainers finished in brick to additional landscaping zones and flower beds with herbaceous planting. To the middle lawn area there are steps to a timber Summerhouse. Store Shed. Beyond the garden there is a post and wire fence leading to the GRAZING PADDOCK.

At the front elevation there is gravelled Car Parking together with further lawns and pathways to either side. External lighting and cold water tap. The whole of the property (including the grazing paddock) extends to approximately 1.5 or so acres.

**Tenure:** The property is held on the basis of a Freehold with full Vacant Possession available upon Completion.

**Services:** Mains water, electricity and foul drainage are understood to be connected to the property subject to statutory regulations.

**Viewing:** Strictly by prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "F".

**Directions:** Leave Wrexham on the Mold Road continuing past the Football Ground to the roundabout above the A483 at which take the exit signposted A541 Mold. Continue through Gwersyllt and on past the Parkwall following the roadway through Cefn y Bedd and passing under the railway bridge (just after passing The Hollybush Public House). After the bridge take the left-hand turning signposted Ffrwd and continue through the trees until passing the Ffrwd Public House on the right-hand side. Continue and ascend the hill taking the right-hand turning signposted Ffrith. Continue until eventually passing all the way through the village of Ffrith and on towards Llanfynydd. Upon entering the speed restriction signs, "Corlan y Defaid" will be observed on the right-hand side.



