

# BOWEN

PROPERTY SINCE 1862



Asking Price £465,000

6 Bedrooms 2 Bathrooms Land-0.61 Acre

Grasmere, 10 Bracken Court,  
Coedpoeth, Wrexham LL11 3NJ

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### General Remarks

This individual detached property was built in the mid 1970's and was much extended by the present owners to provide the present day spacious family accommodation. It comprises an entrance hall; cloakroom; dining room; lounge with open fire; conservatory; side utility hall with direct access to the integral double garage; kitchen / breakfast room fitted with maple finished units incorporating integrated appliances. Upstairs there are a total of SIX BEDROOMS, one en-suite, and a bathroom. The house has No. 13 PV solar panels, full PVCu double glazing and fascias and gas fired central heating from a two year old boiler. An exceptional feature of the property are the established predominantly lawned gardens which extend in total to approximately 0.61 acre. They include a further garage / workshop, machinery store, ample secondary parking and are safely enclosed by a mature beech hedge. EPC Rating – 74|C.



**Location:** The property enjoys a pleasant cul-de-sac location adjoining fields to the south-facing side boundary. It is on the lower edge of the village less than three miles from Wrexham and only a mile from the nearest access onto the A483. Wide ranging village amenities include a choice of Welsh and English speaking Primary Schools; a Public Library; both Dental and Medical Centre and a variety of Shops and Hostelryes.

**Constructed** of insulated brick-faced external cavity walls beneath a tiled roof.

## Accommodation

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### On The Ground Floor:

**Entrance Hall:** 14' 0" x 9' 5" (4.26m x 2.87m) Approached through a part double glazed PVCu framed door. Single power point. Radiator. Telephone point. Smoke alarm. "Hive" central heating control. Staircase with glazed balustrade and Half-Landing leading off.

**Cloakroom:** 7' 4" x 3' 10" (2.23m x 1.17m) Refitted with a white suite comprising a semi-recessed wash hand basin and w.c. with concealed cistern. Chrome ladder radiator. Fully tiled walls.

**Dining Room:** 16' 11" x 11' 5" (5.15m x 3.48m) Two wall-lights. Radiator. Laminate floor. Two double and one single power points.

**Inner Hall:** 5' 5" x 3' 3" (1.65m x 0.99m)

**Lounge:** 16' 0" x 11' 8" (4.87m x 3.55m) Open firegrate to a brick and slate fireplace surround. Two wall-lights. Two radiators. Three double power points. Television aerial point. Sliding PVCu framed double glazed patio doors to:

**Conservatory:** 10' 0" x 10' 0" (3.05m x 3.05m) Constructed of PVCu framed double glazed units over a cavity brick plinth with a tiled roof having inset ceiling lighting. Laminate floor. French windows to the front and door to the rear. Four double power points.

**Side Utility Hall:** 12' 0" x 5' 6" (3.65m x 1.68m) maximum. Fitted work surface with single base unit and plumbing for a washing machine above and a suspended double wall cabinet above. Ceramic tiled splash-back. Ceramic tiled floor. Personal door to Garage. Part double glazed PVCu framed external side door.

**WC:** 4' 9" x 2' 6" (1.45m x 0.76m) Fitted close coupled dual flush w.c. Ceramic tiled floor.

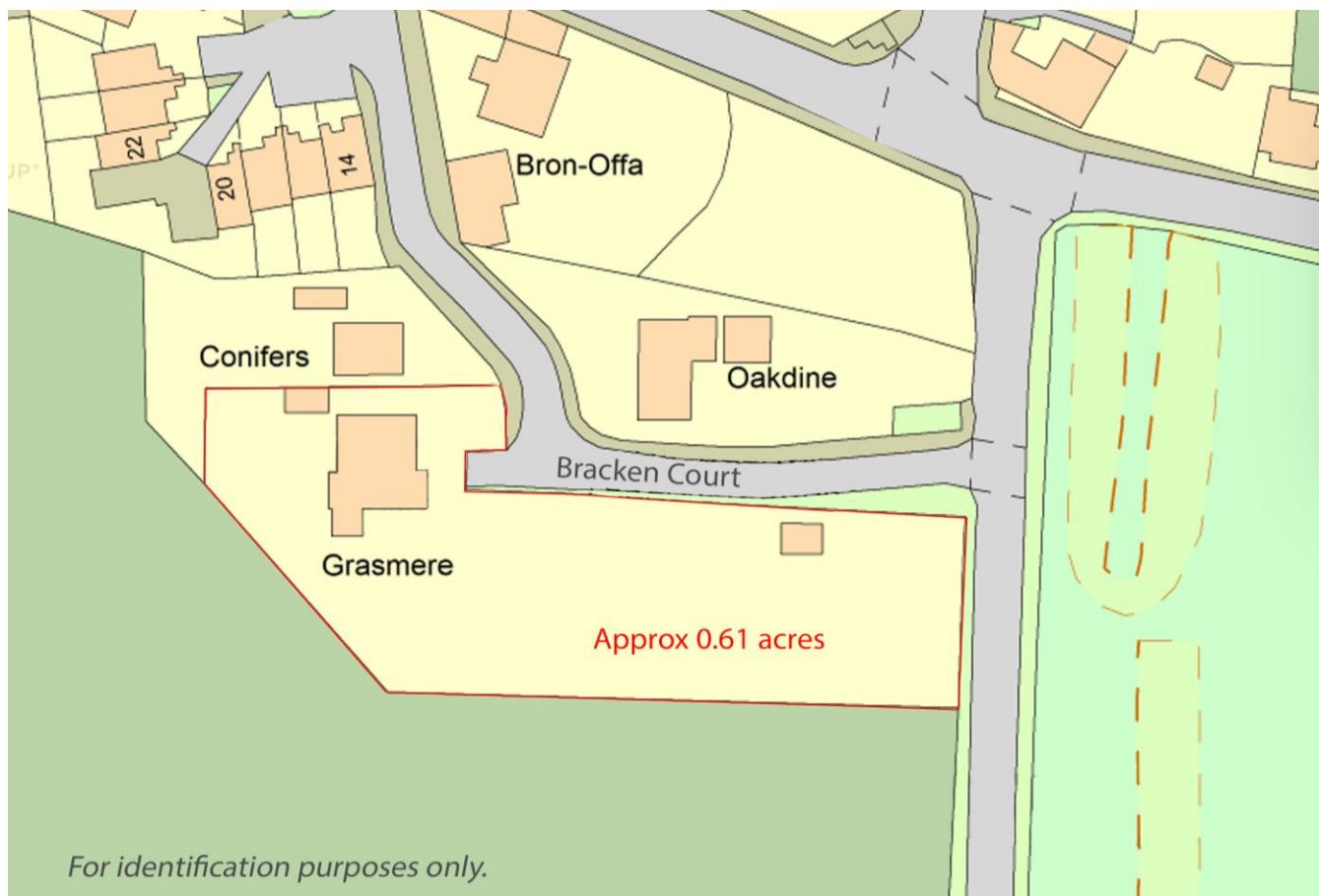
### Breakfast Kitchen Viz:

**Kitchen:** 10' 6" x 10' 6" (3.20m x 3.20m) Fitted maple finished units including a single drainer one-and-a-half-bowl stainless steel sink with monobloc mixer tap attachment inset into a range of four-doored base units, two drawer packs and with extended work surfaces, beneath which there is an integrated dishwasher, fridge and separate freezer. Inset "Neff" induction hob with a chimney-style extractor hood above set between a total of eight-doored suspended wall cabinets, one concealing the "Baxi" gas-fired central heating boiler. Two tall units, one with an eye-level self-cleaning "Neff" double oven and the other incorporating a "Bosch" microwave. Inset ceiling and canopy lighting. Wood-effect flooring. Water-proof boarded splash-back. Part double glazed PVCu framed external door. Built-in cupboard. Four double power points exposed with concealed spurs for appliances. Wide square opening to:









**Bedroom 4:** 10' 4" x 7' 11" (3.15m x 2.41m) maximum. Double power point. Radiator. Fitted desk unit.

**Bedroom 5:** 10' 8" x 6' 6" (3.25m x 1.98m) Two single power points. Radiator. Television aerial point. Corner double wardrobe.

**Bedroom 6:** 9' 6" x 7' 9" (2.89m x 2.36m) Radiator. Two single power points. Light dimmer switch.

**Bathroom:** 6' 8" x 6' 3" (2.03m x 1.90m) Fitted three piece white suite comprising a panelled bath with shower screen and "Gainsborough" electric shower above, pedestal wash hand basin and close coupled dual flush w.c. Chrome ladder radiator. Electric light/shaver point.

**Outside:** The frontage of the property has been brick paved to provide Parking for several cars and off which there is access to the Integral Double Garage 16'5" x 16' (5.00m x 4.87m) fitted with an electric up and over door, work surface, electric light and power points. To one side of the house the driveway extends to a further brick-built Garage/Workshop 16'8" x 9'4" (5.08m x 2.84m) with electric light and power point. From measurements taken from the Ordnance Survey sheet, the plot extends in total to 0.61 acre or thereabouts. The gardens lie mostly to the southerly side elevation of the house and are predominantly lawned with stocked shrubbery borders extending around to the rear where there is a Pergola, Store Shed and Greenhouse. Galvanised Machinery Store. Outside tap and lighting.

**Note:** Certain fitted floor and window coverings are to be included at the sale price.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Baxi" gas-fired boiler which was installed in 2021. There are No. 13 PV solar panels to the roof with the excess electricity generated being diverted to the grid.

**Breakfast Room:** 10' 6" x 10' 1" (3.20m x 3.07m) Wood laminate floor. Door and picture window to rear garden. Inset ceiling lighting. Two double power points.

#### On The First Floor:

**Landing:** Radiator. Airing cupboard with hanging rail and fitted shelving. Loft access-point. Opening to:

**Inner Landing:** 14' 0" x 13' 0" (4.26m x 3.96m) overall Central archway. Built-in double wardrobe. Single power point. Walk-in store cupboard with radiator and double power point.

**Bedroom 1:** 15' 6" x 15' 6" (4.72m x 4.72m) Dual aspect. Radiator. Three double power points.

**En-Suite Shower Room:** 9' 6" x 6' 6" (2.89m x 1.98m) Fitted three piece white suite comprising a semi-recessed wash hand basin and w.c. with concealed cistern and a 1200 mm shower tray with screen entrance door, water-proof boarded walls and mains thermostatic shower fitting. Chrome ladder radiator. Fully tiled walls. Inset ceiling lighting.

**Bedroom 2:** 16' 0" x 10' 10" (4.87m x 3.30m) Radiator. Two double power points. Television aerial point.

**Bedroom 3:** 13' 9" x 11' 6" (4.19m x 3.50m) Double and single power points. Radiator. Built-in double wardrobe with hanging rail and shelf. Television aerial point.

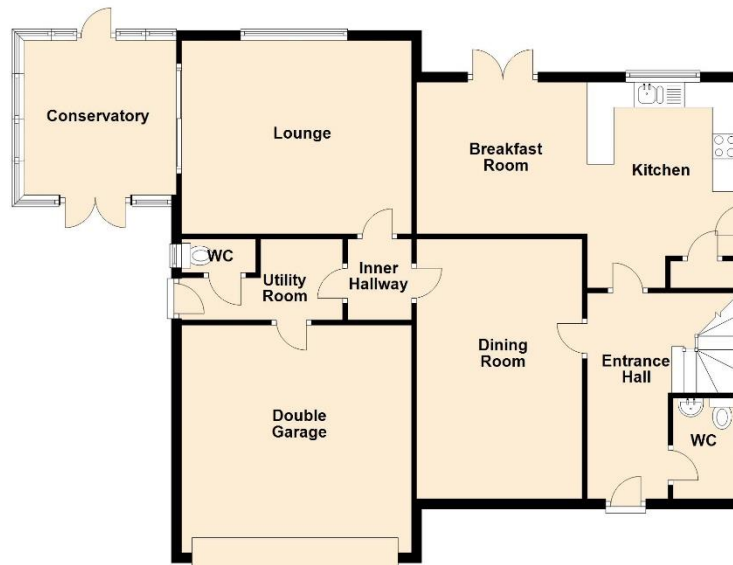
**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

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

**Directions:** For satellite navigation use the post code LL11 3NJ. Leave Wrexham on the A525 Ruthin Road continuing for approximately 3 miles until entering the village speed matrix. Turn almost immediately left onto Rhosberse Road then immediately right into Bracken Court when "Grasmere" will be seen facing at the head of the road.

**Ground Floor**  
Approx. 110.5 sq. metres (1189.8 sq. feet)



**First Floor**  
Approx. 100.9 sq. metres (1085.6 sq. feet)



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