

BOWEN

PROPERTY SINCE 1862



Asking Price £410,000

5 Bedrooms 3 Bathrooms

1 Waterloo House, Newbridge Road,
Newbridge, Wrexham LL14 3EJ

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General Remarks

"1 Waterloo House" is a substantial five bedroom period property standing within a good sized plot on the fringes of the village. The property has undergone a scheme of sympathetic modernisation in recent times, the highlight of which is unquestionably the remodelled kitchen/diner which really is a great entertaining space. The property is generously proportioned throughout and briefly comprises an entrance porch; hallway; downstairs w.c.; dual aspect living room which is over 21 foot square; kitchen/diner with pantry; utility room; landing; main bedroom with en-suite; four further bedrooms, one of which also has an en-suite, and a "Jack and Jill" family bathroom which is accessed from both landings. In addition to the main house, there are a range of brick-built outbuildings which could be used in a variety of different ways, subject to the necessary planning consents. EPC Rating - 57|D.



Location: The property is situated on the fringes of Newbridge near the village of Cefn Mawr. Newbridge is at the entrance to the picturesque Dee Valley with the city of Wrexham and the towns of Chirk and Llangollen only being a short drive away. Local amenities include the Ty Mawr Country Park, Primary Schools, Medical Centre and a variety of Shops including a large Supermarket.

Accommodation

On The Ground Floor:

Entrance Porch: Door to the front elevation. Two wood-effect double glazed windows to the side elevation. Tiled floor.

Hallway: 14' 11" x 8' 7" (4.54m x 2.61m) Wooden framed window to the front elevation. Radiator. Wooden floorboards. Beamed ceiling. Spiral staircase.

Ground Floor W.C.: 8' 8" x 6' 10" (2.64m x 2.08m) Wood-effect double glazed window to the rear elevation. White two piece suite comprising a wash hand basin set into cabinet and a high level w.c. Radiator.

Living Room: 22' 10" x 22' 6" (6.96m x 6.85m) Wood-effect double glazed French doors to the rear elevation. Wood-effect double glazed bay window to the side elevation. Two wood-effect double glazed windows to the side elevation. Two radiators. Wood-burner with stunning exposed stone chimney-breast.

Kitchen/Diner: 21' 9" x 16' 8" (6.63m x 5.08m) Wood-effect double glazed windows to the front and rear elevations. Wooden stable-door to the rear elevation. Modern wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Induction hob. Integral electric double oven. Integral dishwasher. Space for an American-style fridge freezer. Central island. Radiator. Walk-in Pantry. Feature fire surround. Tiled floor. Down-lighters.

Utility Room: 7' 6" x 7' 3" (2.29m x 2.20m) Wooden framed window to the front elevation. Modern wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Cupboard housing an "Ideal i Mini" combination boiler. Plumbing for washing machine. Space for tumble dryer. Wall tiling. Tiled floor. Heated towel rail.

On The First Floor:

Landing 1: to:

Bedroom 2: 13' 7" x 13' 3" (4.15m x 4.05m) Wood-effect double glazed window to the rear elevation. Radiator.

En-Suite Shower Room: Wood-effect double glazed window to the rear elevation. Walk-in shower. Pedestal wash hand basin. Radiator. Wall tiling. Tiled floor. Down-lighters.

Bedroom 5: 11' 11" x 7' 9" (3.62m x 2.37m) PVCu double glazed window to the front elevation. Radiator.









"Jack and Jill" Family Bathroom: 13' 5" x 8' 7" (4.08m x 2.61m) Wood-effect double glazed window to the front elevation. White four piece suite comprising a corner "spa" bath, shower cubicle, double wash hand basins and low level w.c. Wall tiling. Tiled floor. Heated towel rail. Down-lighters.

Landing 2: Two wood-effect double glazed windows to the front elevation.

Bedroom 1: 17' 0" x 12' 7" (5.19m x 3.83m) Wood-effect double glazed bay window to the side elevation. Radiator. Built-in wardrobes. Down-lighters.

En-Suite Bathroom: 10' 8" x 5' 10" (3.25m x 1.77m) Roll-top bath. Double sink. Feature fire surround. Wall tiling. Tiled floor. Down-lighters.

Bedroom 3: 19' 1" x 9' 11" (5.82m x 3.03m) Wood-effect double glazed window to the rear elevation. Radiator.

Bedroom 4: 11' 5" x 8' 8" (3.47m x 2.65m) Wood-effect double glazed window to the rear elevation. Radiator.

Outside: Externally there is a courtyard to the front of the property providing a generous amount of Off-Road Parking. Opposite the main house there is a substantial brick built Outbuilding measuring approximately 1500 square foot and currently combines Garaging with Storage Areas but has potential to be used in various different ways, subject to the necessary planning consents. The rear garden is another major selling point and combines a Patio Area, which is accessed from both the Living Room and the Kitchen/Diner, making it an ideal Entertaining Space. In addition to this there is an adjoining lawned garden. There is an electric car charging port to the front of the property.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Ideal i Mini" gas-fired combination boiler situated in the Utility Room.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "E".

Directions: For satellite navigation purposes use the post code LL14 3EJ. Proceed north on the A483 and come off at the Ruabon junction. At the first roundabout take the third exit and go under the by-pass and then straight over at the next roundabout. At the Aldi roundabout take the second left onto the B5605 towards Rhosymedre and Newbridge. Follow this road for just over 1.5 miles and the property will be observed on the left-hand side of the road.



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