

# BOWEN

PROPERTY SINCE 1862



Asking Price £339,000

🏠 4 Bedrooms    🚿 2 Bathrooms

Hillcroft, Ruthin Road Minera,  
Wrexham LL11 3UT

# Hillcroft, Ruthin Road, Minera, Wrexham LL11 3UT

## General Remarks

A spacious traditional semi-detached house of pre-war style bay-fronted construction occupying broadly level gardens and grounds, which extend to approximately 0.61 acres or thereabouts. The impressive accommodation provides porch, reception hall and four reception rooms, breakfast kitchen and utility on the ground floor with four bedrooms and two bathrooms upstairs. The property is located within accessible yet semi-rural surroundings and enjoys far reaching views to the Cheshire Plain. Ample parking. Garage. Great potential. EPC Rating – 49|E.

## Accommodation

### On The Ground Floor:

**Enclosed Porch:** 13' 2" x 4' 11" (4.02m x 1.50m)

Approached through a glazed front door. Full glazed front windows. Quarry tiled floor. Inner tradition door to:

**Reception Hall:** 19' 11" x 6' 1" (6.08m x 1.85m)

Traditional tiled floor with recessed mat-well laid in a herringbone style having relief border pattern. Traditional lead-light and stained glass window to front and side elevation. Radiator. Stairs off. Picture rail. Cornice finish to ceiling. Understairs storage cupboard.



BOWEN

1 King Street Wrexham LL11 1HF

SINCE 1862

01978 340000 | [bowen.uk.com](http://bowen.uk.com) | [wrexhamsales@bowen.uk.com](mailto:wrexhamsales@bowen.uk.com)

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.

**Living Room:** 15' 3" x 14' 10" (4.64m x 4.52m) An impressive room with bay elevation to the side featuring lead-lighted and stained glazing and having French window to the front elevation into the Entrance Porch. Picture rail. Cornice finish to ceiling. Television aerial point. Slate fronted fireplace with matching hearth having open fire.

**Dining Room:** 16' 9" x 12' 10" (5.10m x 3.92m) Traditional window to front elevation. Bay window to front elevation having lead-light and stained glass upper reveals. Traditional fire surround with tiled insert and hearth having open fire. Picture rail. Cornice finish to ceiling. Radiator.

**Breakfast Room:** 13' 7" x 12' 10" (4.15m x 3.91m) Recessed open fireplace with brick surround having arched top and central metal canopy with dog basket laid upon hearth below. Traditional window. Picture rail. Radiator. Built-in storage cupboards and drawers to chimney breast recesses. Television aerial point.

**Kitchen:** 18' 9" x 10' 5" (5.72m x 3.17m) Finished with light oak panel fronted units comprising composite one-and-a-half-bowl single drainer sink unit with monobloc mixer tap attachment set into range of base storage cupboards incorporating integrated dishwasher, built-in electric oven and grill and refrigerator together with two drawer packs and recessed shelving set beneath laminate topped work surfaces. Range of matching suspended wall cupboards having cornice and pelmet detail with open corner shelving. There is an integrated concealed cooker hood above the cooker, whilst the work surface below has a built-in four-ring electric ceramic hob. Tiling to work areas. Quarry tiling to floor. Radiator. Archway to:

**Morning Room:** 9' 11" x 8' 11" (3.01m x 2.71m) Laminate timber-effect flooring. Recess to former chimney breast incorporating built-in seat. Sliding double glazed patio doors to rear garden. Fitted shelving. Television aerial point. Radiator.

**Utility Room:** 8' 11" x 7' 10" (2.71m x 2.39m) Fitted with stainless steel single drainer sink unit set into laminate fronted base storage cupboard with laminate fronted suspended ranges of wall cabinets. Floor mounted "Worcester" oil fired central heating boiler. Space for chest freezer. Fitted laminate topped work surface having space beneath with plumbing for automatic washing machine and space for tumble dryer. Quarry tiled floor. Loft access-point. Part glazed back door.

#### **On The First Floor:**

**Landing:** 10' 7" x 6' 10" (3.23m x 2.09m) Built-in linen cupboard off. Roof-light to loft area. Radiator.

**Bedroom 1:** 16' 8" x 12' 10" (5.08m x 3.91m) Radiator. Bay window having views to Cheshire Plain. Radiator. Picture rail.

**Bedroom 2:** 13' 9" x 12' 10" (4.19m x 3.91m) Radiator. Picture rail. Fitted vanity wash hand basin.

**Bedroom 3:** 14' 5" x 12' 6" (4.40m x 3.81m) Windows to return elevations. Radiator.

**En-Suite Shower Room (off):** 6' 10" x 5' 3" (2.08m x 1.61m) Fitted with a three piece suite comprising close flush w.c., vanity wash hand basin and shower tray with instant heat electric shower fitted above. Radiator. Tiling to wash basin and shower areas.

**Bedroom 4:** 8' 11" x 8' 9" (2.72m x 2.67m) Radiator. Picture rail.

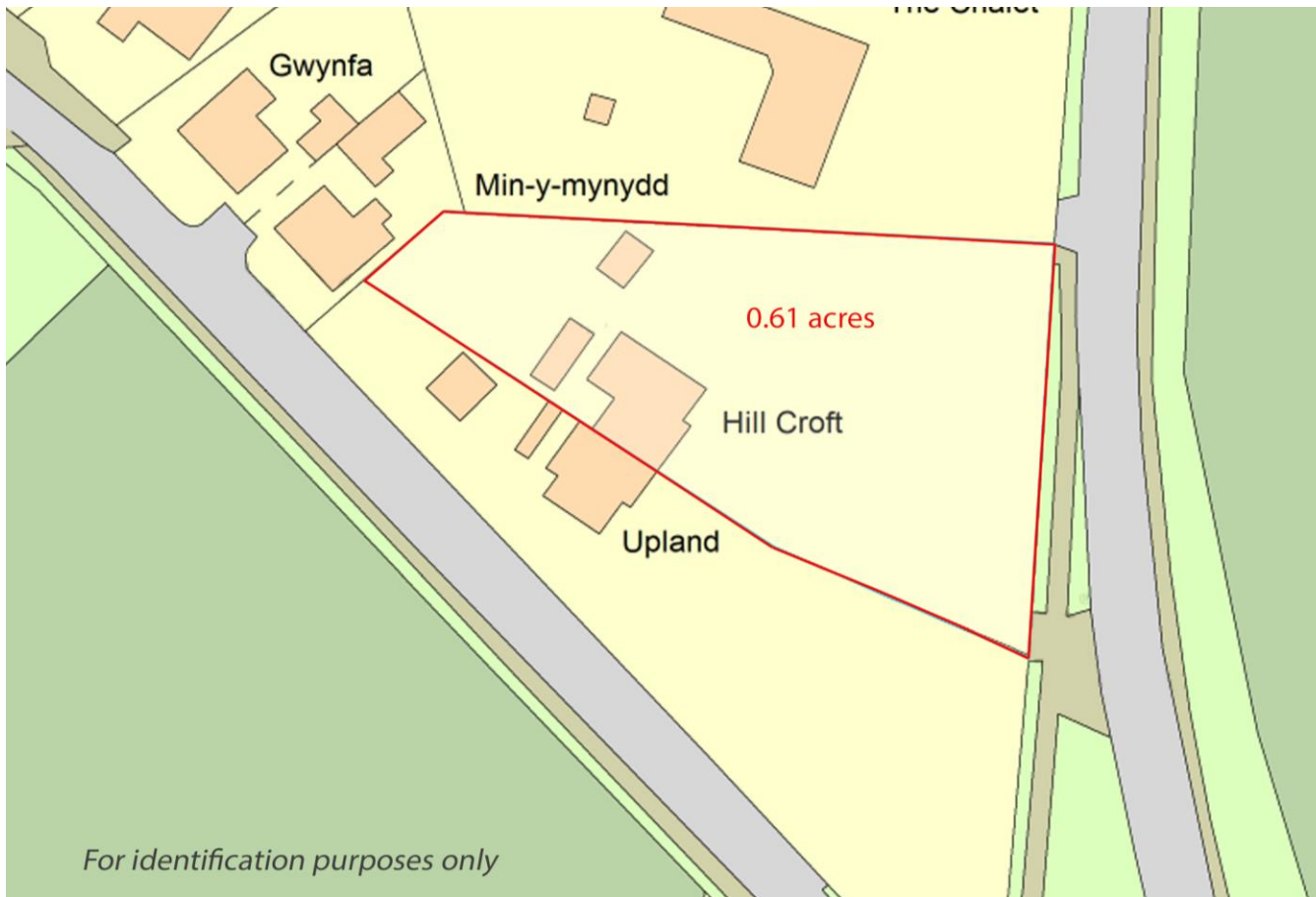
**Bathroom:** Fitted with a two piece suite comprising pedestal wash hand basin and twin-grip panelled bath. Half tiling to walls. Tiling to bath panel area. Airing cupboard containing pre-lagged hot water cylinder with immersion heater.

**Separate WC:** Fitted with close flush w.c.









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

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

**Directions:** Leave Wrexham on the Ruthin Road continuing past Morrisons Supermarket and continue out of the city, eventually passing over the flyover bridge of the A483 dual carriageway, ascending the hill up towards the village of Coedpoeth. Continue all the way through Coedpoeth and into Minera. After passing Minera Industrial Zone on the right-hand side continue and pass the left-hand fork for "Old Road" after which the driveway entrance to the property will be observed as the second on the left-hand side.

**Outside:** The property occupies gardens and grounds which are broadly level and extend to approximately 0.61 acres or thereabouts. The property is approached from the highway by a long driveway to an ample Parking and Turning Area which leads down the side of the property to further Parking and Garaging. At the side there is an ornamental Patio Area surrounded by specimen trees with raised borders together with a further area having Greenhouse and separate Greenhouse Base. The garden has scattered mature trees and shrubs with a large lawn predominantly to the front of the house. The boundaries are well-defined. See site plan attached.

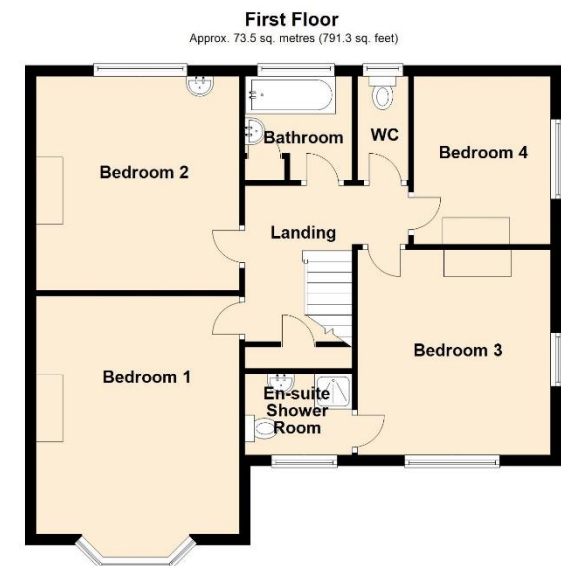
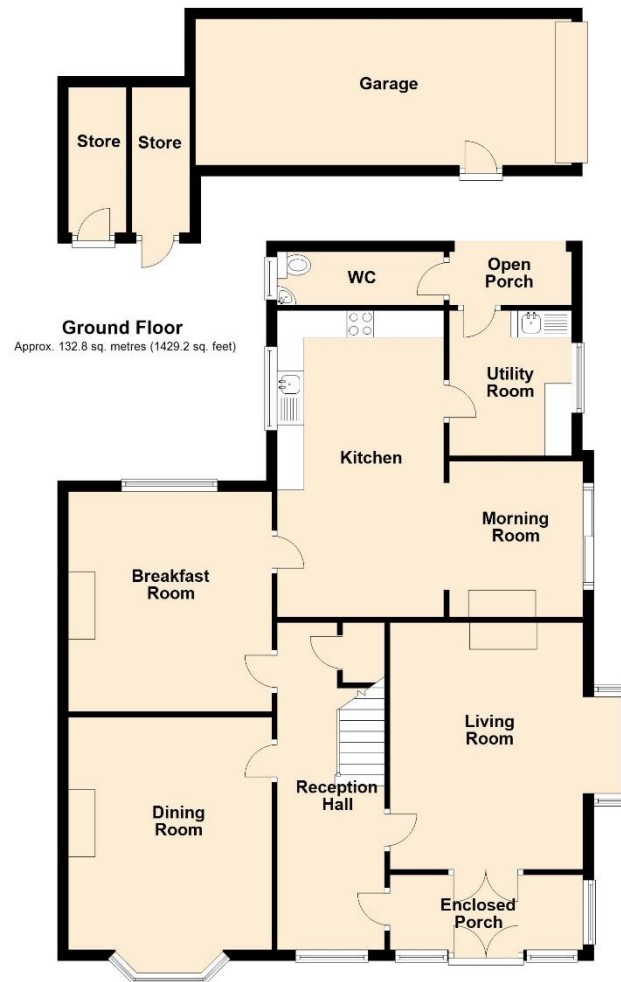
**Services:** Mains water, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by a floor mounted "Worcester" oil-fired boiler situated in the Utility Room.

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

**Note:** The property has mainly double glazed windows to timber frames.

Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.



## Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

BOWEN

SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | [bowen.uk.com](http://bowen.uk.com) | [wrexhamsales@bowen.uk.com](mailto:wrexhamsales@bowen.uk.com)



