

BOWEN

PROPERTY SINCE 1862



Asking Price £499,950

5 Bedrooms 2 Bathrooms

Caer Fach, Fronheulog Hill, Bwlchwyn,
Wrexham LL11 5YH

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General Remarks

This is an individual property built about ten years ago utilising high quality materials such as oak internal doors and staircase; oak or travertine tiled flooring; satin finished electrical switches; light oak effect PVCu double glazing; oil fired heating with underfloor provision to the ground floor with individual room controls. The adaptable accommodation is arranged over two floors being two storey when viewed from the front and single storey viewed from the rear. It comprises on the ground floor a recessed porch; L-shaped hall; study; two bedrooms; bathroom; utility; an L-shaped family room or fourth bedroom and music room, originally planned as a self-contained annexe. On the first floor a galleried landing leads to a stunning L-shaped open plan lounge diner / kitchen fitted with black high gloss units, integrated appliances and contrasting granite work surfaces and upstands and the living area with a vaulted ceiling, picture window to the front and french windows to the rear. The primary double bedroom on this level has a four piece ensuite bathroom and a dressing room. Outside electric double gates lead to a large resin coated parking area, off which there a detached brick and tiled 20 ft square double garage. The low maintenance rear garden area is mainly covered with artificial grass and has a choice of seating areas. NO ONGOING CHAIN. EPC Rating - 79|C.



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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.

Location: The property is situated close to the heart of the village just off the A525 Wrexham (6 miles) to Ruthin (7 miles) Road with a regular bus service to both. It claims to be the highest village in Wales and is situated on the edge of magnificent open countryside. It provides a popular modern Primary School, Pub/Restaurant, multi-use Village Hall and the nearby One Planet Adventure Mountain Bike Centre. There are glimpses, particularly from the upper level, of Nant y Ffrith Valley and the Cheshire Plain over the neighbouring properties. More wide-ranging amenities are available in the neighbouring village of Coedpoeth (2 miles). It is also convenient to Mold (9 miles) and Chester (13 miles) which can be accessed via the A483 at Rossett.

Constructed of brick-faced external cavity walls beneath an inter-locking tile-clad roof.

Accommodation

On The Ground Floor:

Recessed Porch: PVCu framed entrance door with double glazed side reveals to:

L-Shaped Entrance Hall: 11' 0" x 8' 0" (3.35m x 2.44m) and 11' 9" x 3' 2" (3.58m x 0.96m). Travertine tiled floor. Turned oak staircase leading off. Double power point. Opening to:

Study: 9' 7" x 6' 2" (2.92m x 1.88m) Oak corner desk unit with matching drawers and double-doored cupboard. Travertine tiled floor. Double power point exposed with concealed spurs for appliances. Central heating thermostat.

Bedroom 2: 12' 10" x 9' 1" (3.91m x 2.77m) Oak flooring. Corner three-doored wardrobe. Central heating thermostat. Three double power points.

Bedroom 3: 9' 2" x 9' 1" (2.79m x 2.77m) Oak flooring. Four double power points. Television aerial point. Central heating thermostat.

Utility Room: 9' 2" x 6' 2" (2.79m x 1.88m) including corner cylinder cupboard. Part double glazed PVCu framed external door. Fitted ranges of black high gloss laminate-fronted units with contrasting granite work surfaces and upstands including a single drainer stainless steel sink unit inset into a single base unit with extended work surfaces, beneath which there is space for a washing machine and a tumble dryer. Matching four-doored suspended wall cabinet. Digital central heating programmer unit. Two double power points exposed with concealed spurs for appliances. Travertine tiled floor.

Bathroom: 9' 0" x 7' 11" (2.74m x 2.41m) including corner linen cupboard. Fitted three piece white suite comprising a p-shaped panelled bath with fixed screen and mains thermostatic cascade shower above, vanity wash hand basin with monobloc and close coupled dual flush w.c. Part tiled walls. Heated chrome towel rail. Extractor fan. Central heating thermostat. Inset ceiling lighting.

L-Shaped Family Room/Bedroom 4: 16' 0" x 9' 5" (4.87m x 2.87m) and 12' 3" x 8' 2" (3.73m x 2.48m). French windows to a flagged Patio at the front. Travertine tiled floor. Inset ceiling lighting. Six double power points. Two television aeriels and satellite aerial points. Central heating thermostat.

Music Room: 12' 6" x 7' 1" (3.81m x 2.16m) Oak flooring. Television aerial point. Two double power points.

On The First Floor:

Galleried Landing: Oak flooring. Radiator. Inset ceiling lighting and pendant light points. Double power point.









Bedroom 1: 15' 10" x 12' 10" (4.82m x 3.91m) Two windows through which there are glimpses of the Cheshire Plain between the neighbouring properties. Oak flooring. Inset ceiling lighting. Four double power points. Two television aerial points.

En-Suite Bathroom: 9' 2" x 9' 1" (2.79m x 2.77m) Fitted four piece white suite comprising a 1200 mm corner shower tray with screen enclosure and mains thermostatic cascade shower, "d" double-ended bath with central monobloc mixer tap attachment, pedestal wash hand basin with monobloc mixer tap and a close coupled dual flush w.c. Illuminated mirror-fronted medicine cabinet. Radiator. Travertine tiled floor. Inset ceiling lighting. Extractor fan. Part tiled walls. Radiator.

Dressing Room: 9' 1" x 6' 3" (2.77m x 1.90m) Oak flooring. Two double power points. Inset ceiling lighting. Loft access-point.

L-Shaped Open Plan Lounge Diner/Kitchen: viz:

Lounge Diner: 22' 5" x 15' 10" (6.83m x 4.82m) with a vaulted ceiling having inset lighting. "Hole-in-the-wall" open fireplace with multi-fuel burner. Oak flooring. Tall window with views to the front and French windows to the rear leading to the garden. Three wall-lights. Two radiator. Seven double power points. Television and satellite aerial points.

Kitchen: 10' 5" x 9' 2" (3.17m x 2.79m) Fitted black high gloss laminate-fronted units with contrasting granite work surfaces and upstands including a one-and-a-half-bowl stainless steel sink unit with monobloc mixer tap set into a range of four-doored base units with extended work surfaces, beneath which there is an integrated dishwasher. Two adjoining tall units and an integrated microwave with cupboard storage above and below. "Samsung" American fridge freezer with storage cupboard above. Separate range of four-doored base units forming a peninsula breakfast bar to the Lounge Diner. "Stoves" range cooker with chimney-style extractor hood above. Three suspended wall cabinets. Three double power points exposed with concealed spurs for appliances. Television aerial point. Travertine tiled floor. Inset ceiling lighting. Radiator.

Outside: From Fronheulog Hill, a right of way over a gravelled drive leads to double electric timber and wrought-iron gates with intercom control opening to a resin-coated Parking/Turning Area providing space for several vehicles and giving access to the detached brick-built and tiled Double Garage 20' x 20' (6.09m x 6.09m) fitted with two electric roller-shutter doors, side personal door, electric light and power point. Outside tap and lighting system. To one side a gated pathway leads to a Storage Area within which there is a polycarbonate oil storage tank and from which a flight of steps leads up to the low maintenance rear garden, which is securely fenced. It is laid predominantly to artificial grass with a choice of Seating Areas and steps leading up to a raised corner Decking. External oil-fired boiler.

Services: Mains water, electricity and drainage are connected subject to statutory regulations. An intruder alarm is installed. The central heating is an under-floor system to the ground floor with individual thermostats to each room with a conventional radiator system to the first floor, all effected by the "Worcester" oil-fired boiler situated externally.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Note: The floor, window and light fittings where present are to be included at the sale price.

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 5YH. From Wrexham proceed on the A525 Ruthin Road. After about three miles pass through the village of Coedpoeth then continue for a further approximately two miles into Bwlchgwyn. After passing into the speed restriction matrix continue to the crossroads at The Kings Head Pub and turn left onto Fronheulog hill. Continue up the hill until turning right immediately before the cottage "Penybryn" when the gates leading into "Caer Fach" are directly facing.



