

# BOWEN

PROPERTY SINCE 1862



£325,000

3 Bedrooms 1 Bathrooms

Cilgoed, Wrexham Road, Pentre Bychan,  
Wrexham, LL14 4DS



## Cilgoed, Wrexham Road, Pentre Bychan, Wrexham, LL14 4DS

### General Remarks

Featuring accommodation with an open plan internal layout with the living space elevated to take in the outlooks over adjoining farmland 'Cilgoed' offers adaptable accommodation that is unique in our area. Known locally as "The House on Stilts" the property was built as a one-off design in the 1970's beneath a radical butterfly roof design incorporating large windows for natural light, which are all double-glazed above utilitarian ground level store rooms, boiler room and garage / workshop. The living space is heated under floor from an oil-fired boiler and has two well-proportioned reception rooms of a lounge and dining room. There is an extensively fitted modern kitchen and a bathroom with a four piece suite including separate shower. There are two double bedrooms, which both have fitted wardrobes. Planning permission has been granted to extend the property with in-keeping architecture to add a third bedroom and an en-suite shower room and porch with a further single garage below. The property occupies ample gardens, which are fully landscaped with low maintenance in mind. Within the rear garden there is a free-standing double-glazed conservatory, which is amid the slate and gravel beds and to the side on a slightly lower level, a Japanese themed garden with coloured slate 'river' feature. The gardens incorporate specimen





planting with Monkey-Puzzle, Acer (Japanese Maple) and New Zealand Bottle-Brush together with Yucca and fruit trees. A truly individual property. EPC Rating - 44/E.

**Open Plan Entrance:** 5' 6" x 5' 5" (1.68m x 1.64m)

Approached through a double glazed door with open plan aspect to:

## Accommodation

**Dining Room:** 15' 6" x 13' 9" (4.73m x 4.20m) Picture double glazed window overlooking open farmland. Glazed partitioning to:

**Study/Guest Bedroom:** 13' 0" x 12' 3" (3.96m x 3.74m) Laminate timber-effect flooring. Double glazed outer picture windows to return elevations. Tongue and groove finish to ceiling. Internal double glazed door to Dining Room.

**Lounge:** 18' 4" x 14' 5" (5.60m x 4.39m) Large picture double glazed windows to return elevations of full-height with two opening French-style windows. BT television point. Enclosed multi-fuel burning stove over tiled hearth. Inset ceiling spot-lights. Inset ceiling light-well with LED coloured "mood" lighting.

**Kitchen:** 13' 11" x 9' 0" (4.25m x 2.75m) Fitted with upward opening high gloss grey laminate fronted units set beneath laminate polished granite-effect topped work surfaces. The base cupboards contain multiple drawer packs and large twin drawers, whilst the work surface has an inset four-ring electric "SMEG" induction hob with stainless steel finished cooker hood above and having stainless steel finished splash-plate behind. Fitted "SMEG" electric double fan oven and grill. Fitted stainless steel single drainer sink unit. Stainless steel finished power sockets. Space with plumbing for automatic washing machine. Wall cabinets have spot-light pelmet lighting.

**Bedroom Lobby:** 8' 0" x 3' 8" (2.43m x 1.13m)

Double sized airing cupboard off containing hot water cylinder and manifold for under-floor heating system.

**Bedroom 1:** 15' 5" x 14' 4" (4.70m x 4.37m) Fitted with two double wardrobes having central dresser unit containing hanging rails and fitted shelving. Full-height double glazed windows to external BALCONY having views beyond over open farmland. Ceiling spot-lighting.

**Bedroom 2:** 15' 0" x 10' 11" (4.56m x 3.32m) Full-height double glazed windows having rural views. Fitted double and triple wardrobes containing hanging rails and fitted shelving with central dresser unit.

**Bathroom:** 10' 8" x 8' 0" (3.26m x 2.43m) Fitted with a modern four piece white suite having a range of chrome finished fittings including feature waterfall taps and comprising close flush w.c., semi-pedestal wash hand basin, corner oval whirlpool bath and separate shower tray having thermostatic mains powered shower to large deluge and tilt head shower. Double glazed picture window over farmland.

**Outside:** The accommodation to the property is approached via timber finished steps to a feature covered BALCONY with tongue and groove detailing bounded by ranch-style safety rail fencing, which can be accessed at multiple points via the double glazed french windows. The balcony enjoys elevated views from all around the property but particularly to the surrounding farmland adjoining. On the ground floor level there is a covered under-croft, given to ample car port-style parking areas comprising approximately 10m x 4.21m and 4.28m x 4.51m. The gardens and grounds to the property extend to approximately 0.23 acres and are approached via a gated and pedestrian access from the front elevation to a driveway, which leads to the under-croft parking. To the front and side















elevations there are low maintenance slate beds bounded by feature raised walling which at the front is topped with external high gloss tiles. To the lower portion on the northern side of the property there is a sunken Japanese-style garden featuring ornamental planting and multi-coloured slate representing a river feature. There is specimen planting including Monkey Puzzle Trees, Bottle-Brush, Yucca together with Japanese Maple/Acer.

At the rear of the property there are further gravelled low maintenance gardens which leads to the free-standing CONSERVATORY 3.46m x 2.84m which is constructed with double glazed elevations above a brick plinth beneath a pitched twin-wall polycarbonate roof. Two double power sockets. There are double french doors for access. In addition to the conservatory there is an over-sized STORE SHED 3.64m x 2.61m which is double-skin insulated and has a concrete floor and power attached.

**Range of Outbuildings:** There is a Range of Outbuildings off comprising OUTSIDE WC 1.50m x 2.25m fitted with a two piece white suite comprising low level w.c. and wall mounted wash hand basin. Quarry tiled flooring. WALK-IN STORE ROOM 2.26m x 1.37m with power socket for a freezer. BOILER ROOM 1.51m x 1.38m together with large STORE ROOM 3.24m x 3.15m having double entrance doors, double glazed window and plastered walls. In addition to the various storage areas there is an over-sized GARAGE 8.46m x 3.88m fitted with electric light and having multiple power sockets.

**Planning Permission:** Planning Permission has been granted for a two-storey extension to the property. The enlarged accommodation would provide an additional ground floor garage and at first floor level an additional bedroom with en-suite shower room. Detailed drawings are available from the planning portal at [www.wrexham.gov.uk/planning](http://www.wrexham.gov.uk/planning). Search under the postcode of the property or Code Number 0162 (full number ESC P/2021). The decision date was 30th April 2021.

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.

**Services:** Mains water, electricity and drainage are connected subject to statutory regulations. Oil fired central heating (double condensing).

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

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

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

**Directions:** From Wrexham City Centre proceed along the Ruabon Road continuing through Felin Puleston and into Rhostyllen, continuing to the roundabout beneath the A483. Take the second exit signposted B5605 Johnstown and continue into Pentre Bychan when the property will be approached on the left-hand side.



## 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)





