

BOWEN

PROPERTY SINCE 1862



Offers in the region of £800,000

 4 Bedrooms  2 Bathrooms  Land - 0.81 Acre

Hengoed, Cerney Road, Moss,
Wrexham LL11 6EP

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General Remarks

This imposing detached residence was constructed using quality materials in 2005 by a local builder for his own family's occupation. The spacious interior extends to approximately 2700 square feet (250 square metres) and comprises an entrance hall; cloakroom; lounge with inglenook and wood-burner; dining room; study; fitted dining kitchen with range cooker and integrated appliances; family and utility rooms. On the lower ground floor there is a full-size snooker/games room. Upstairs an airy light landing with picture window taking advantage of the views leads to four double bedrooms, one en-suite, and a four piece family bathroom. The house is gas centrally heated and low maintenance PVCu double glazed with matching fascias and rainwater goods. The property stands on a plot extending to approximately 0.81 acre (0.32 ha). The house is well set back on the plot with a splayed access leading via remotely controlled gates to a sweeping driveway extending up through the lawned front garden to a large parking area and integral over-size garage with electric door. A flight of Indian stone steps leads up to the front of the property where there is a summerhouse and balustraded verandah providing a lovely outside eating space taking full advantage of the rural outlook. The pathway extends around the property to further seating areas and low maintenance garden areas.



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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 occupies an elevated position towards the end of a no through road. The village of Moss is approximately three miles from Wrexham and only two from the nearest access-point onto the A483 at Sainsbury's roundabout. It is adjacent to the Moss Valley Country Park and Golf Course and is also close to the village boundary with Pentre Broughton, where there is a Primary School, Pub, Post Office/Convenience Store and Takeaway.

Accommodation

On The Ground Floor:

Entrance Hall: 20' 1" x 13' 7" (6.12m x 4.14m)

Approached through an oak entrance door with obscure part glazed oak panelled side reveals. Balustraded staircases leading off to Ground and First Floors. Porcelain tiled floor. Deep coved ceiling with inset lighting. Column radiator. Telephone point. Three double power points. Central heating thermostat. Fielded oak finished doors to:

Cloakroom: 5' 8" x 3' 2" (1.73m x 0.96m) Fitted two piece white suite comprising a wall mounted vanity wash hand basin with tiled splash-back and a close coupled dual flush w.c. Column radiator. Porcelain tiled floor. Extractor fan. Corniced ceiling.

Through Lounge: 21' 5" x 12' 9" (6.52m x 3.88m) into bay window. "Villager" cast multi-fuel stove to an Inglenook fireplace reveal with brick-faced surrounds, ceramic tiled floor and heavy oak beam above. Triple aspect. Deep coved ceiling with inset and pendant light points. Strip oak flooring. Two radiators. Five double power points. Media control corner.

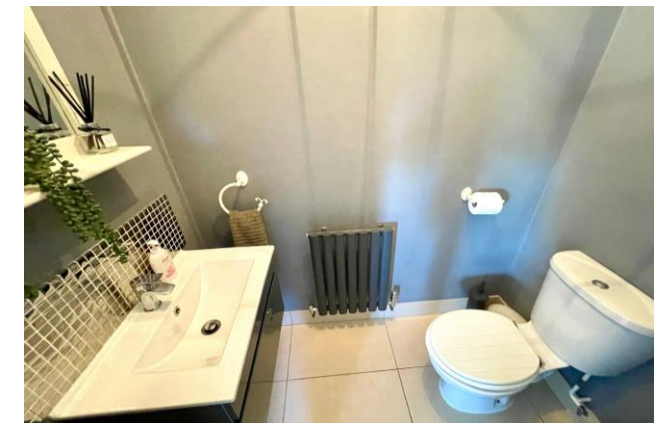
Study: 9' 6" x 8' 3" (2.89m x 2.51m) excluding door recess. Telephone point. Three double power points. Radiator.

Dining Room: 9' 11" x 9' 10" (3.02m x 2.99m) Strip oak flooring. Deep coved ceiling. French windows to rear. Three double power points. Wall and pendant light points. Radiator.

Dining Kitchen: 18' 0" x 17' 6" (5.48m x 5.33m) maximum. The Kitchen Area is fitted with cream painted units having contrasting black granite work surfaces and upstands. Two inset ceramic sinks set into a range of nine-doored base units with extended work surfaces, beneath which there is an integrated fridge, freezer and dishwasher. Slot-in 3'6" (1.06m) "Rangemaster Classic" gas cooker range with four-burners and griddle to the hob and two ovens, a grill and plate-warmer beneath. Quartz tiled floor. Heavy central oak beam and exposed brickwork to cooker recess with concealed illuminated extractor hood. Ornate corniced ceiling. Inset ceiling lighting. Two column radiators. Nine double power points with concealed spurs for appliances. Brick-faced arch to:

Garden Room: 9' 7" x 9' 4" (2.92m x 2.84m) Solid ceiling. PVCu framed double glazed windows to walls above cavity brick surround. Three double power points. Television aerial point. Radiator.

Utility Room: 9' 10" x 6' 1" (2.99m x 1.85m) Matching units to the Kitchen with laminate work surfaces incorporating a single drainer porcelain sink set into a range of four-doored base units with adjoining tall broom cupboard and extended work surfaces, beneath which there is plumbing for a washing machine and a vented space for a dryer. Eight-doored suspended wall cabinets. Wall mounted "Worcester" gas-fired central heating boiler. Composite external door. Ceramic tiled splash-back. Digital central heating control unit. Column radiator. Inset ceiling lighting.









On The Lower Ground Floor:

Snooker/Games Room: 22' 6" x 19' 10" (6.85m x 6.04m) and 16' 10" (5.13m) excluding Inglenook-style fireplace recess. Three double and two single power points. Corniced ceiling. Inset ceiling lighting. Strip oak flooring. Four wall-lights. Column radiator. French windows to front.

On The First Floor:

Galleried Landing: 14' 1" x 12' 11" (4.29m x 3.93m) plus recesses 6'9" x 3'3" (2.05m x 0.99m) and 5'10" x 3'5" (1.77m x 1.04m). Tall picture window. Galleried

stairhead. Two wall light points. Loft access point. Inset and pendant light points. Radiator. Single and double power points.

Bedroom 1: 21' 5" x 12' 10" (6.52m x 3.91m) into bay window. Two radiators. Five double power points. Television aerial point.

En-Suite Shower Room: 6' 1" x 5' 4" (1.85m x 1.62m) Fitted three piece white suite comprising a corner shower tray with screen enclosure and mains shower fitting, pedestal wash hand basin and close coupled w.c. Fully tiled. Corniced ceiling with inset ceiling lighting. Tall chrome ladder radiator.

Bedroom 2: 17' 7" x 11' 4" (5.36m x 3.45m) maximum. Two radiators. Inset and pendant light points. Four double power points. Television aerial point.

Bedroom 3: 16' 7" x 10' 0" (5.05m x 3.05m) Radiator. Four double power points. Television aerial point.

Bedroom 4: 9' 11" x 9' 7" (3.02m x 2.92m) Radiator. Three double power points. Television aerial point.

Bathroom: 9' 0" x 6' 2" (2.74m x 1.88m) Fitted four piece white suite comprising a roll-top acrylic bath with monobloc shower mixer tap attachment, pedestal wash hand basin, close coupled w.c. and corner shower tray with screen enclosure and mains shower. Corniced ceiling with inset lighting. Fully tiled. Tall chrome ladder radiator.

Outside: From measurements taken from the Local Ordnance Sheet, the property stands in approximately 0.81 acres (0.32 hectares). A splayed access leads via remotely controlled gates to a sweeping driveway extending up through the mainly lawned front garden with a large Parking Area and Integral over-sized Garage. A flight of steps leads from the parking area to a balustraded Verandah providing a lovely outside Eating Space. To one side of the house there is an open-fronted timber built Summerhouse. The Indian Stone pathways extend around to a further Seating Area at the rear with raised slate covered low maintenance borders. The Garage 23' deep x 15' maximum (7.01m x 4.57m) into Storage Recess has an electric entrance door, electric light and power points and Belfast sink with hot and cold taps. To one side of the drive there is a gravel covered Seating Area, the lawns containing a couple of mature trees.

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

Tenure: Freehold. Vacant Possession on Completion.

Note: Certain fixtures and fittings are available by negotiation.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 76|C.

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

Directions: For satellite navigation use the post code LL11 6EP. Leave Wrexham centre on Mold Road continuing past the Football Ground to the large roundabout above the A483 at which take the second exit signposted Summerhill. Continue past Pendine Nursing Home and on through the traffic calming measures, after which take the left-hand turning for Moss. Follow the valley floor and just after passing Moss Valley Golf Course and Restaurant turn second right onto Moss Hill. Continue ahead and at the top of the hill bear right onto Cerney Road, when the property will be observed on the left-hand side after about 100 yards.





LIVERPOOL F.C.