

# BOWEN

PROPERTY SINCE 1862



Guide Price £420,000

3/4 Bedrooms 2 Bathrooms

Suma, Wesley Road, Bwlchgwyn,  
Wrexham LL11 5UY



# Suma, Wesley Road, Bwlchgwyn, Wrexham LL11 5UY

## General Remarks

Recently refurbished to include new double glazed, tilt and turn windows throughout; new plumbing; some new electrics; newly fitted shower rooms to both ground and first floors; new interior and exterior doors; new composite oak flooring throughout ground floor; newly fitted "Hormann" electric up and over garage door; cameras to both front and rear of property and recently fitted high pressure hot water system. "Suma" occupies a broadly level plot extending to approximately 0.23 or so acres, enjoying rural outlooks from the rear over farmland.

There is an open plan aspect to the kitchen and dining area bisected with an island unit, whilst overlooking the garden there is a garden room addition having multi-fuel burning stove. There is a large ground floor shower room and separate utility, whilst externally there is ample parking and turning to the driveway which leads to the attached garage. Internal inspection highly recommended.



## Accommodation

### On The Ground Floor:

**Recessed Porch:** with oak-effect composite door having full-height double glazed side reveals to:

**Reception Hall:** 13' 7" x 7' 6" (4.14m x 2.29m) Composite oak-effect flooring laid in herringbone pattern. Radiator. Ceiling spot-lights. Deep coved finish to ceiling. Telephone point. Steps off with feature smoked glass screen. With doors off to:

**Ground Floor Shower Room:** 9' 7" x 5' 10" (2.93m x 1.78m) Highly appointed with a three piece suite finished in white comprising close flush w.c., sculpted vanity wash hand basin with storage below and over-sized shower tray with full-height marble-effect aqua-screening and twin showers including deluge head with enclosing glazed chrome finished screen and extractor spot-lighting. Feature patterned tiled flooring. Full-height ladder style heated towel rail. Feature twin full-height double glazed windows. Illuminated wall mirror with concealed electric shaver point.

**Lounge:** 16' 3" x 13' 11" (4.96m x 4.24m) With large double glazed window enjoying views to the front of the property. Composite oak-effect flooring laid in herringbone pattern. Twin wall up-lighters on dimmer control. Deep coved finish to ceiling. Radiator.

**Kitchen/Dining Room:** 21' 11" x 15' 2" (6.68m x 4.62m) maximum. A particular feature of the property overlooking the rear garden. The Kitchen Area is extensively fitted with range of cream toned panel-fronted units fitted with polished granite-topped work surfaces having inset one-and-a-half-bowl stainless steel sink units with monobloc mixer tap attachment. Integrated dishwasher. Twin built-in "Siemens" electric double ovens with grills having five-ring LP gas burner hob above including wok-ring and matching stainless steel cooker hood with solid polished granite back-splash and extractor fan. Curved end storage

cupboard with matching suspended wall cabinets above having concealed pelmet under-lighting. The base cabinets also have a corner carousel and a drawer pack with deep pan drawer and "soft close" doors. Twin pull-out pantry units having central space for plumbed "American" style refrigerator. Composite oak-effect flooring laid in herringbone pattern. Double glazed window. Ceiling spot-lights. Island unit with built-in breakfast bar having base storage cupboards and drawer pack with "soft close" doors. The Dining Area has composite oak-effect flooring laid in herringbone pattern. Feature upright radiator. Sliding double glazed doors to rear patio and garden. Deep coved finish to ceiling.

**Utility Room:** 11' 5" x 5' 5" (3.47m x 1.66m) Fitted with base and wall cupboards to match Kitchen including tall storage unit and inset stainless steel single drainer sink unit with extended surface finished with black laminate-effect granite. Composite oak-effect flooring laid in herringbone pattern. Ceiling spot-lights. Stacked spaces with plumbing for automatic washing machine and dryer above.

**Sun Room/Garden Room:** 15' 2" x 12' 0" (4.62m x 3.67m) Beamed ceiling supported by timber frame with feature timber-clad wall having extended stone hearth with on-set cast-iron multi-fuel burning stove. Television aerial point. Full-width sliding bi-fold doors to rear south facing garden with views to countryside beyond.

### On The First Floor:

**Landing:** 10' 8" x 7' 6" (3.24m x 2.28m) Over-sized loft access-point to part boarded and illuminated roof space. The roof space houses the high pressure hot water system. On the Landing there is a double glazed window.















**Note:** The property comprises a four bedroom design, although the current owners have combined Bedroom 1 and Bedroom 3 as a Bedroom/Dressing Area. The four bedroom layout can be reinstated by the addition of a single stud partition wall.

**Bedroom 1 and 3 Bedroom 3 (combined):** 22' 0" x 10' 0" (6.70m x 3.05m) overall. Two double glazed windows. Radiator. Television aerial point. Door off to recently re-fitted Shower Room.

**Bedroom 2:** 14' 3" x 10' 9" (4.34m x 3.27m) Double glazed window. Radiator. Coved finish to ceiling.

**Bedroom 4:** 9' 9" x 7' 1" (2.98m x 2.17m) Radiator. Double glazed window.

**Shower Room:** 14' 2" x 5' 10" (4.32m x 1.78m) Finished to an excellent standard with four piece suite comprising close flush w.c. having adjacent bidet with sculpted and wide vanity wash hand basin with storage cabinet below and over-sized shower tray having thermostatic deluge shower above and screen having feature timber relief panel backing. Laminate timber-effect flooring. Double glazed window. Ceiling spot-lights. Fitted wall mirror. Feature upright radiator.

**Outside:** The property is set well back from the highway by an approach verge where there is a gravelled Parking Area set behind stone raised planter walling. The driveway affords ample parking and turning and is flanked by feature contrasting gravel beds with ornamental planting. Off the driveway is the Garage (6.54m x 2.69m) fitted with electric up and over door together with light and power. Loft access-point to part boarded roof space. Fitted metal shelf unit and work bench. Floor mounted oil-fired central heating boiler. The front of the property has up and down lighting below the eaves for night time convenience. Moreover at the rear flanking the property there is a paved Patio Area and extended Sun Deck with timber edged gravel planters leading to a slightly lower lawned garden, which is well defined by hedges and boundary fencing. The garden adjoins rural farmland, over which there are views. The garden features raised plant areas and to the corner a gravel Hardstanding upon which there is an open-fronted Summerhouse. To the side elevation there is a storage and garden nursery area with raised vegetable beds and Greenhouse. Two Storage Sheds and Log Store.

**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 an oil-fired boiler situated in the Garage. There is an oil storage tank to the side of the property. The hob to the kitchen is run off LP gas via storage tanks.

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

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

**EPC:** EPC Rating – 66|D.

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

**Directions:** Leave Wrexham on the A525 Ruthin Road ascending the hill to Coedpoeth, continuing all the way through the village centre and continuing ahead to the village of Bwlchgwyn. Upon entering Bwlchgwyn village, continue to the junction of the A525 and Brymbo Road and Fron Heulog Hill. Turn left onto Fron Heulog Hill and immediately right thereafter onto Wesley Road. Continue along Wesley Road bearing left at the junction with Stryt Maelor and continue until the property is observed 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.





