

BOWEN

PROPERTY SINCE 1862



Offers in the region of £290,000

Fairmount, Pentre, Minera,
Wrexham LL11 3DP

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

A mature double bay fronted detached property providing four reception room / three bedroom accommodation requiring some refurbishment standing in a semi rural location on a plot of approximately 0.27 acre with double garage, multiple parking and outlook over an adjoining paddock to the rear towards Minera Mountain.

This mature detached double bay fronted property occupies a delightful semi rural location at the foot of Minera Mountain some five miles from Wrexham. The extended accommodation, which requires a degree of refurbishment, comprises a canopy porch, entrance hall, lounge with wood-burner, part exposed stonework and beamed ceiling, dining room, study / fourth bedroom, kitchen with half-wall opening to an 18' breakfast / garden room. Upstairs a central landing leads to two double and one single bedrooms with a family bathroom. The house has LPG fired central heating from a "Worcester" combi boiler and is double glazed. Outside there is a detached double garage and multiple parking to the front with a ramped access to the other side leading to a delightful informal garden which adjoins a paddock. It extends in all to approximately 0.27 acre.

Location: The property occupies a slightly elevated position on the B5426 towards the fringe of the village. Minera has itself a popular Primary School, Pub Restaurant and Church whilst there are more wide-ranging amenities in the adjoining village of Coedpoeth. Minera is situated about a mile off the A525 Wrexham (4 miles) to Ruthin (15 miles) road and is only three miles from the nearest access point onto the A483 trunk road leading to Chester and the NW motorway network.

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.

Constructed of rendered brick and stone beneath a slate-clad roof with a single storey slate roofed extension to one side and a tiled roof extension to the rear.

Accommodation

On The Ground Floor:

Canopy Porch: Double glazed PVCu framed door to:

Entrance Hall: 4' 9" x 3' 3" (1.45m x 0.99m)

Herringbone-patterned red tiled floor with recessed mat-well.

Lounge: 16' 4" x 11' 3" (4.97m x 3.43m) plus bay window 6'2" x 2'4" (1.88m x 0.71m) fitted with PVCu framed double glazing. Multi-fuel stove to an exposed stone fireplace recess. Raised timber floor to the front section and slate-effect ceramic tiled floor to the rear. PVCu coated aluminium framed double glazed external door with matching side reveal. Part exposed beamed ceiling. Brick and stone walls. Pendant light point and two wall-lights. Radiator. Television and satellite aerial points. Three double and four single power points.





Dining Room: 12' 0" x 10' 3" (3.65m x 3.12m) plus bay 6'2" x 2'5" (1.88m x 0.73m) with fitted window seat and PVCu framed double glazing. Living flame electric fire to a stone-faced fireplace surround. One wall of exposed brickwork. Single power point. Radiator.

Study/Bedroom 4: 14' 8" x 7' 4" (4.47m x 2.23m) Triple aspect with timber and aluminium framed double glazed window. Electric night storage heater. Radiator. Wall mounted "Worcester" LPG boiler. Five single power points.

Kitchen: 15' 3" x 6' 8" (4.64m x 2.03m) into understairs recess. Fitted light oak fronted units including a stainless steel sink inset into a double corner base unit with extended work surfaces, beneath which there is plumbing for a washing machine and a slot-in "Beko" LPG cooker with a chimney-style filter hood above. Peninsular range of three-doored base units with half-wall opening above. Ceramic tiled splash-back. Quarry tiled floor. Five double power points.

Breakfast/Garden Room: 18' 3" x 7' 0" (5.56m x 2.13m) Triple aspect with PVCu framed double glazed windows overlooking the rear garden and two external PVCu framed stable doors. Slate-effect ceramic tiled floor. Radiator. Two double and one single power points. Loft access-point. Two wall-lights.

On The First Floor:

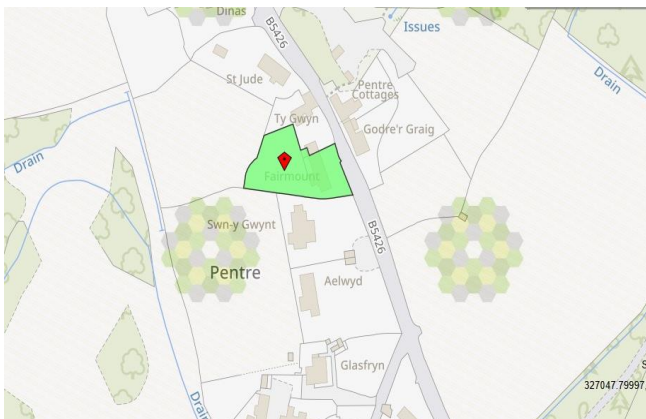
Landing: 9' 10" x 6' 3" (2.99m x 1.90m) maximum including stair-head. Two single power points. Two wall-lights. PVCu framed double glazed window overlooking the rear garden.

Bedroom 1: 15' 9" x 10' 5" (4.80m x 3.17m) including a range of mirror-fronted wardrobes and into recess over stairs. Two PVCu framed double glazed windows. Radiator. One double and one single power points.

Bedroom 2: 10' 9" x 10' 6" (3.27m x 3.20m) One wall of exposed brickwork. Wardrobes to alcoves. Single power point. Radiator. PVCu framed double glazed window.

Bedroom 3: 8' 2" x 6' 3" (2.49m x 1.90m) Radiator. Two single power points. PVCu framed double glazed window overlooking the rear garden.

Bathroom: 9' 4" x 6' 4" (2.84m x 1.93m) including corner linen cupboard. Fitted three piece white suite comprising a panelled bath with a shower screen and "Gainsborough" electric shower above, pedestal wash hand basin and close coupled w.c. Inset ceiling lighting. Loft access-point. PVCu framed double glazed window overlooking the rear garden. Radiator. Part tiled walls. Extractor fan.



Outside: A tarmac drive leads to a Detached Double Garage 17'3" x 16'2" (5.25m x 4.92m) fitted with a roller shutter door. Further concreted Frontage Parking for two or three vehicles with a grassed side garden having a concreted ramp leading up to the gently sloping rear, which is predominantly grassed with specimen shrubs. The rear garden adjoins a Paddock, over which there are views towards Minera Mountain. Outside tap and light.

Services: Mains water and electricity are connected subject to statutory regulations. Private drainage. The central heating is a conventional radiator system effected by the "Worcester" LPG boiler situated in the Study.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 30|F.

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

Directions: For satellite navigation use the post code LL11 3DP. Leave Wrexham on the A525 Ruthin Road continuing for about 3 miles into Coedpoeth. Pass through the village and just before arriving at the former Five Crosses Public House, take the left-hand turn signposted B5426 Minera. Continue into Minera and through the traffic calming measures by Minera School. Continue down the hill, over the stone bridge and up the other side of the hill when "Fairmount" will be seen on the right.



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