

BOWEN

PROPERTY SINCE 1862



Offers in the region of £375,000

🏠 2 Bedrooms 🚿 1 Bathroom 📍 Land-0.25 Acre

Hillcroft, Wrexham Road,
Pentre Bychan, Wrexham LL14 4DT

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General Remarks

A mature, thoroughly renovated, individual detached dormer bungalow standing on a plot of approximately 0.25 acre in a desirable semi-rural location. Immaculately presented accommodation comprises enclosed porch, hall, lounge with "Aga" multi-fuel stove, snug, conservatory, kitchen and breakfast rooms refitted with sage green shaker style units with contrasting quartz work surfaces, rear hall, four piece bathroom with whirlpool bath and separate shower and two double bedrooms. The meticulously maintained landscaped grounds include a detached oversize brick built garage.

This attractive individual detached property has been extensively refurbished during the last five years. Works have included the installation of a damp course with guarantee, electrical rewiring with chrome finish switches, new oak internal doors, new radiators and skirting boards, re-skimmed plain plastered walls and ceilings to all but the hall and lounge, refitted kitchen and breakfast rooms with sage green shaded shaker style units with contrasting quartz work surfaces and upstands, range cooker and integrated dishwasher.



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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.

The property had previously had a re-tiled roof and fully tiled four piece bathroom. Central heating is effected by a "Worcester" gas combi boiler and PVCu double glazing with "Georgian" bar is installed to all but the conservatory, which is hardwood double glazed. The property is meticulously maintained inside and out and a full internal inspection is strongly recommended.

Location: The property occupies a slightly elevated semi-rural location with fields to the front and rear having a frontage onto the B5605 approximately a mile equidistant between the villages of Johnstown and Rhostyllen, where all the usual amenities are available. It is approximately 500 yards from junction 3 of the A483 which provides dual carriageway access to Wrexham (3 miles) and Chester (12 miles) to the north and to Oswestry (9 miles) and Shrewsbury to the south.

Constructed of rendered external elevations beneath a predominantly tile-clad roof.

Accommodation

On The Ground Floor:

Enclosed Porch: 6' 1" x 5' 8" (1.85m x 1.73m)

Approached through a security-style door. Arched PVCu framed double glazed windows to front and side. Patterned quarry tiled floor. Coved ceiling. Double power point. Broadband point.

Entrance Hall: 22' 10" x 5' 5" (6.95m x 1.65m) and 3' 11" (1.19m). Radiator. One single and one double power points. Staircase with storage cupboard beneath leading off. Corniced ceiling.

Lounge: 13' 0" x 13' 0" (3.96m x 3.96m) excluding bow window. "Aga" 5kw multi-fuel cast stove fitted to a tiled and ornate fireplace surround. Picture rail. Two radiators. HIVE central heating control. Television and satellite aerial points. Three double power points.

Bedroom 1: 12' 4" x 11' 4" (3.76m x 3.45m) Radiator. Picture rail. Three double power points.

Breakfast Room: 13' 1" x 11' 4" (3.98m x 3.45m) Re-fitted with sage green shaded shaker-style units having contrasting quartz work surfaces and upstands including an island table with storage beneath. Range of two matching base units with central wine-racks and drawer pack together with four-doored suspended wall cabinets above. Matching tall storage cupboards to one alcove. Inset ceiling lighting. Slate-effect ceramic tiled floor. Four double power points exposed with concealed spurs. Radiator. Arch and one shallow step to:

Kitchen: 13' 2" x 8' 3" (4.01m x 2.51m) Fitted with matching units including a Belfast sink with adjustable monobloc mixer tap attachment above set into a range of four-doored base units and one drawer pack with extended work surfaces, beneath which there is an integrated dishwasher, waste bin and space for a washing machine. Matching ranges of six-doored suspended wall units, one concealing the "Worcester" combination gas-fired central heating boiler. Slot-in dual fuel range cooker with a chimney-style extractor hood above. Three double power points exposed with concealed spurs for appliances. Matching ceramic tiled floor. Inset ceiling lighting.

Rear Hall: 7' 8" x 4' 8" (2.34m x 1.42m) Part double glazed security-style external door. Painted timber panelling to dado level. Radiator. Matching flooring.

Bathroom: 11' 2" x 7' 4" (3.40m x 2.23m) Fitted four piece white suite comprising a panelled "Biojet" whirlpool bath with shower mixer tap attachment, quadrant shower tray with screen enclosure and "Mira" electric shower, pedestal wash hand basin and close coupled dual flush w.c. Tall column radiator. Airing cupboard with radiator and light. Fully tiled walls and floor. Inset ceiling lighting.









Snug: 11' 0" x 10' 10" (3.35m x 3.30m) Corner open fireplace with a pictorial tiled, cast and oak surround. Radiator. Two double power points. Sliding PVCu framed double glazed doors to:

Conservatory: 11' 6" x 11' 0" (3.50m x 3.35m) Of hardwood framed double glazed construction over a cavity brick plinth with a pitched polycarbonate roof. Radiator. Three double power points. French windows to rear garden.

On The First Floor:

Landing: 7' 0" x 2' 10" (2.13m x 0.86m) Loft access-point to insulated and illuminated attic space.

Bedroom 2: 11' 3" x 11' 0" (3.43m x 3.35m) to the face of a range of four-doored fitted wardrobes with a matching bedside unit and chest of drawers. Two double power points. Radiator. Dormer loft access-point to rear roof space.

Outside: From measurements taken from the local ordnance survey plan, the plot extends to 0.25 acre or thereabouts. The plot has fields to the front and rear and enjoys a high level of privacy. From the road frontage high double wrought-iron gates between stone pillars open to a brick pavier driveway extending down the side of the property to a detached brick and slate GARAGE 17'3" x 9'4" (5.26m x 2.84m) fitted with a metal up and over door, florescent lighting, one single and one double power point. The front garden, raised above the roadway, is slate covered with specimen shrubs, trees and rockery. The pavier drive extends to front and rear pathways with a large Seating Area at the rear. The rear garden has a central lawn with a choice of Seating Areas and stocked slate covered borders. To one side there is a vegetable area and a further flagged Patio towards the rear.

Services: All mains services are connected subject to statutory regulations.

The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler concealed within the kitchen units. The property is wired for a BT telephone system.

Tenure: Freehold. Vacant Possession on Completion.

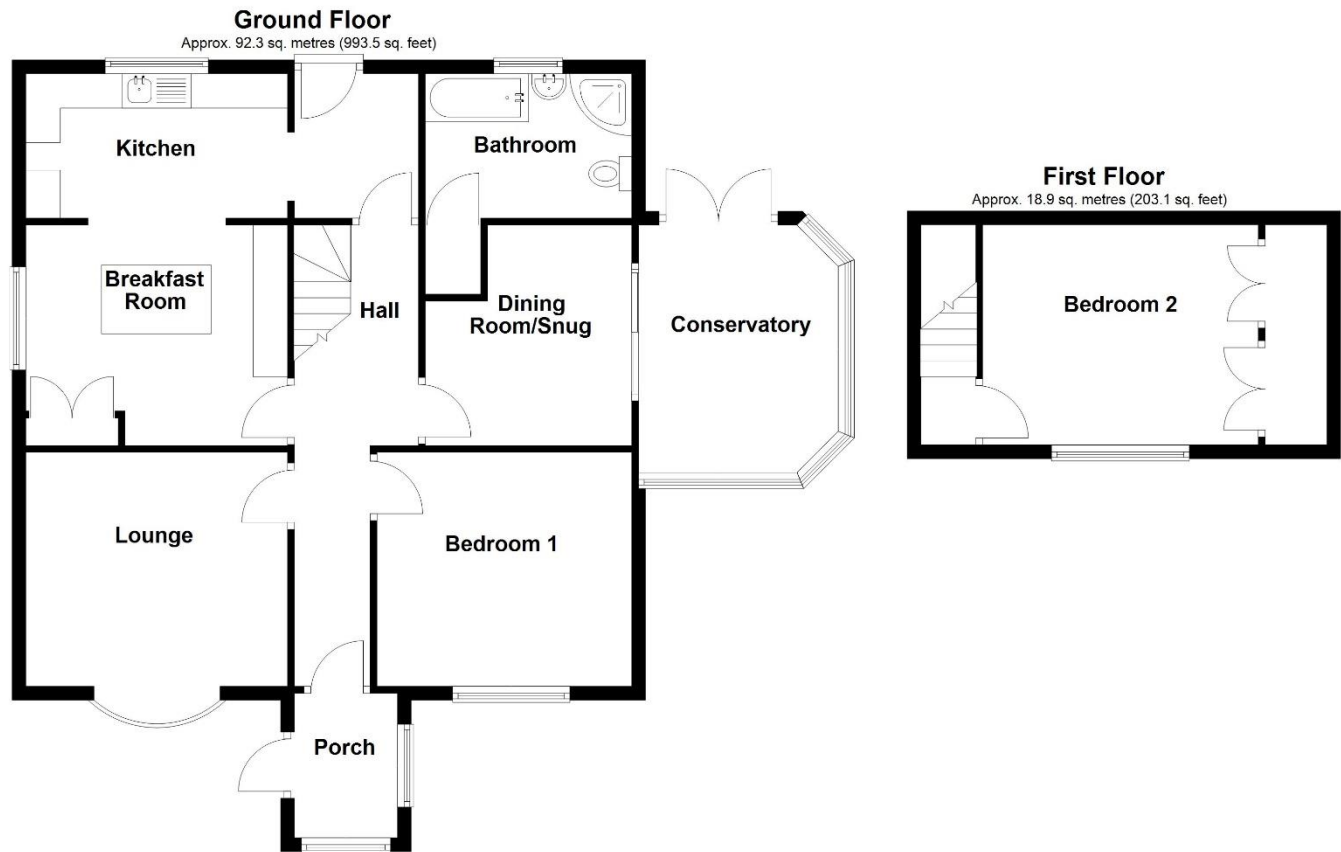
Note: Certain fitted floor and window coverings are available by negotiation.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 67|D.

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

Directions: For satellite navigation use the post code LL14 4DT. Leave the A483 town by pass at junction 3 Croesfoel roundabout by Starbucks. Take the exit for Johnstown/Rhos. Proceed for about 500 yards when "Hillcroft" will be observed as the fourth property on the right after passing the Scottish Power Offices and the turning into Smithy Lane.



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