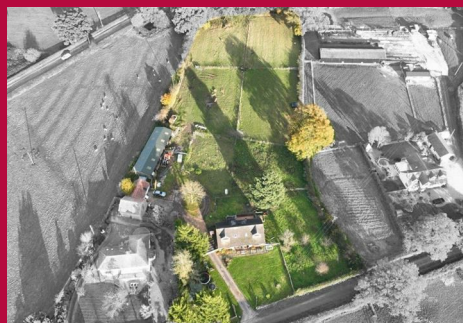


# Town & Country

Estate & Letting Agents

Gyfelia, Wrexham

£500,000



Set within a beautiful rural location and occupying approximately three acres of land, a spacious detached property benefitting from paddocks and a barn. The property itself comprises; entrance hall, lounge, sitting room/diner, kitchen, utility and shower room on the ground floor, with three generous sized bedrooms, bathroom and walk-in store on the first floor. Externally is a driveway and lawned garden to front leading to an oversized garage, with paddocks and barn situated within the approximately three acres of land surrounding the property. Offering fantastic views, this property must be viewed to truly appreciate what is on offer.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## Entrance

13'2 x 7'10

The property is accessed via a UPVC double glazed door to front, opening to the entrance hall. Timber laminate flooring. Stairs to first floor accommodation. Cloaks cupboard. Radiator. Internal doors to:



## Lounge

26'8 x 13'6

An incredibly good sized lounge with three double glazed windows allowing the passage of much natural light, to the front, side and rear. Radiator x3.



## Sitting Room/Diner

26'8 x 13'6

Another excellent sized reception room, previously having been two rooms opened into one. Suitable for a variety of uses, such as a sitting room, dining room or potentially a ground floor bedroom. Two access doors from the entrance hall. Double glazed window to front and to rear. Radiator x2.



## Kitchen

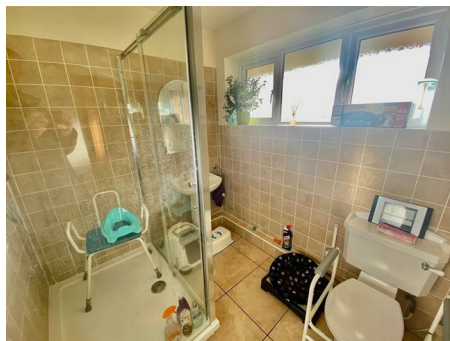
16'3 x 11'10

Fitted with a range of wall, base and drawer units with granite worksurfaces. Belfast sink inset with a mixer tap. Space for a Range style cooker, with stainless steel extractor hood above. Space and plumbing for a dishwasher. Space and plumbing for an American style fridge-freezer. Timber laminate flooring. Double glazed window to rear. Archway to the utility.

## Utility Room

7'6 x 6'2

Space and plumbing for a washing machine. Wall-mounted Worcester combination boiler (installed 2022). UPVC double glazed window to rear. UPVC double glazed door to rear patio.



## Shower Room

7'5 x 6'0

Low level W/C. Pedestal wash hand basin. Double

shower enclosure with thermostatic shower. Part-tiled walls. Ceramic tiled flooring. Opaque window to front.

## Landing

Loft access. Doors to:



## Bedroom One

17'9 x 14'2 (max)

Fitted cabinet and drawers. Double glazed window to front offering excellent rural views. Double glazed window to side. Radiator x2.



## Bedroom Two

17'9 x 13'7

Fitted base cabinets. Double glazed window to front again offering excellent rural views. Double glazed window to side. Radiator.





### Bedroom Three

7'10 x 7'6

Skylight window. Radiator.

### Study

Fitted cupboard. Double glazed window to rear.  
Radiator.



### Bathroom

7'6 x 6'6

Low level W/C. Wash hand basin. Panel enclosed bath.  
Built-in cupboard with shelving. Part-tiled walls. Ceramic  
tiled flooring. Double glazed opaque window to rear.  
Radiator.



### Walk-in Wardrobe

7'6 x 5'6

With power and light. Skylight.



### Outside

We are informed the property occupies approximately  
three acres. The property is accessed via timber gates to  
a driveway leading past a predominantly lawned front  
garden. Alongside the property is an oversized garage  
with an up and over door, providing ample off-road  
parking. There is a barn and a series of paddocks.



### PLEASE NOTE

This property is subject to an agricultural tie which limits  
the ownership of the property to those employed or last  
employed locally in agriculture or forestry or their  
dependants. An application to remove this tie was  
previously refused in 2006.

### Viewings

Strictly by prior appointment with Town & Country  
Wrexham on 01978 291345.

### To Make an Offer

If you would like to make an offer, please contact the  
office and one of the team will assist you further.

### Services

The agents have not tested any of the appliances listed  
in the particulars.

### Mortgage Advice

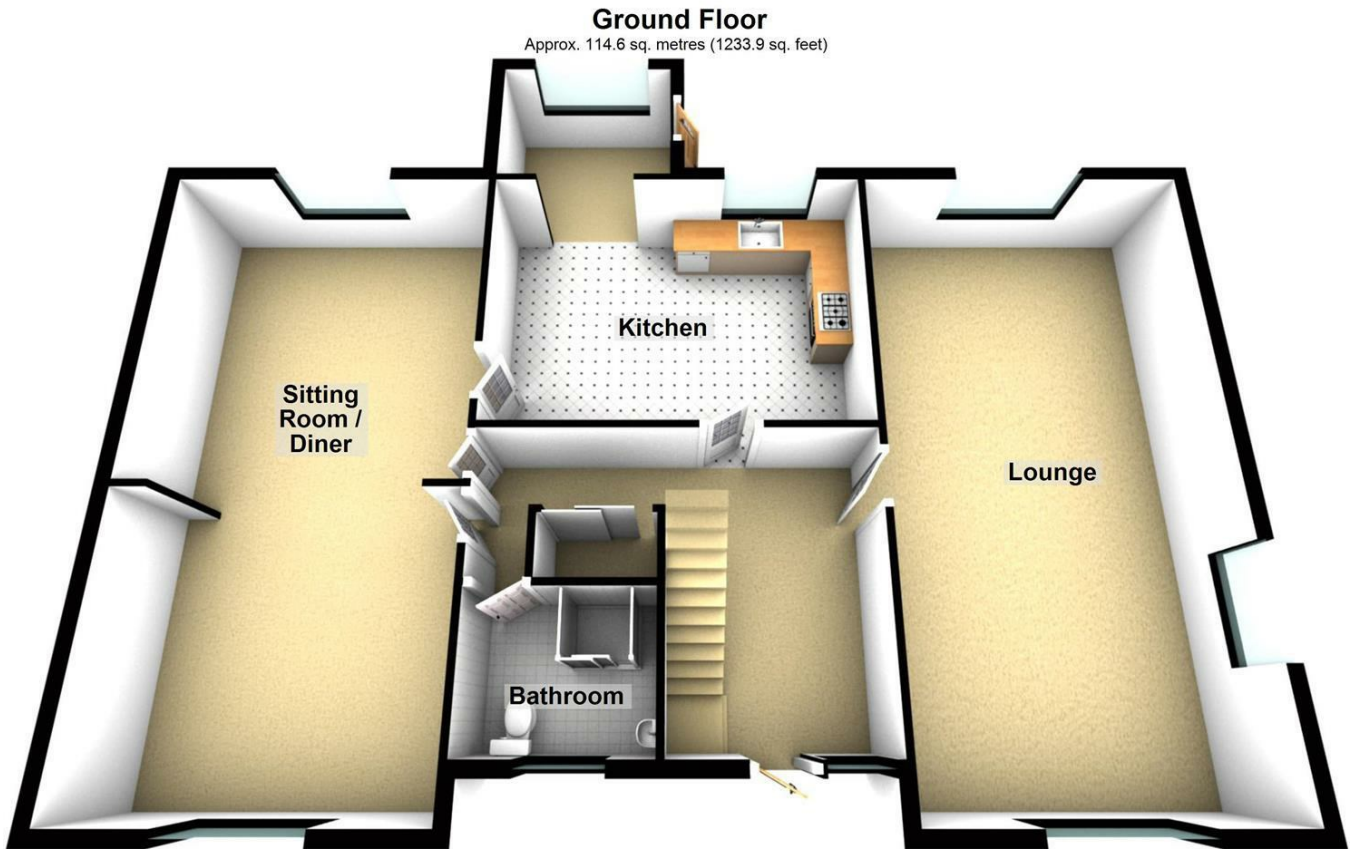
Town and Country can refer you to Gary Jones Mortgage  
Consultant who can offer you a full range of mortgage  
products and save you the time and inconvenience for  
trying to get the most competitive deal to meet your  
requirements. Gary Jones Mortgage Consultant deals  
with most major Banks and Building Societies and can  
look for the most competitive rates around to suit your  
needs. For more information contact the Wrexham  
office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no  
fees, although depending on your circumstances a fee of  
up to 1.5% of the mortgage amount may be charged.  
Approval No. H110624

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT  
KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### Additional Information

We would like to point out that all measurements, floor  
plans and photographs are for guidance purposes only  
(photographs may be taken with a wide angled/zoom  
lens), and dimensions, shapes and precise locations may  
differ to those set out in these sales particulars which are  
approximate and intended for guidance purposes only.



Total area: approx. 190.8 sq. metres (2053.9 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	