

Town & Country

Estate & Letting Agents

Wynnstay Hall Estate, Wrexham

Offers Around £240,000



Located in a slightly elevated setting within the Dee Valley on the much favoured residential Development of the Wynnstay Hall Estate which is originally the Principal Seat of the Watkin Williams Wynn's and has been developed to form a unique residential development set within 27 Acres of Grade II listed gardens which were designed by Lancelot Capability' Brown in 1777. Enjoying stunning views across the gardens with the Welsh Hills as a backdrop, it is surprising how convenient the location is to the A483 by pass that links Wrexham, Chester, North Wales and the North West therefore allowing for daily commuting to the major Commercial, Industrial and Tourism Centres of the region. The nearest village is Ruabon and it has an excellent range of convenience shopping, train station and both primary and secondary schools.

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Directions

Directions - From Wrexham take the main A483 Wrexham by-pass in a Southerly direction for 5 miles and take the A539 Whitchurch Road for approx. 1 mile to the top of the hill. Take the right turn through the stone pillared entrance into the Wynnstay Hall Estate and proceed along the private driveway passing the lake on the right hand side. Turn left immediately before Tattersall Stables, and just after the Archway to the courtyard, the block paved parking is on the right.

DESCRIPTION

A very well presented and characterised apartment within the prestigious Wynnstay Hall Estate, this property overlooks an attractive courtyard and benefits from gas central heating. Externally the property has surrounding grounds of up to 27 acres.

LOCATION



Nestled within the charming locale of Ruabon, the property presents a serene and convenient living experience. This address encapsulates the essence of a tranquil lifestyle while remaining close to the heart of Ruabon. The property's location offers a harmonious balance between peaceful surroundings and easy access to essential amenities. With its proximity to Ruabon Road, residents can enjoy seamless connections to nearby attractions, shopping centers, dining establishments, and more. Local amenities such as grocery stores, cafes, parks, and schools are conveniently within reach, enhancing the quality of life for resident

ENTRANCE



The property is entered through a timber panel front door, which opens to quarry tile flooring, a radiator and stairs off, rising to the properties, living accommodation.

LANDING

With an opaque, glazed window, radiator, stairs off, rising to the mezzanine, timber laminate flooring, storage cupboard, and doors off, opening to the living room, both double bedrooms into the bathroom suite.

LIVING ROOM



14'8" x 15'9"

With a vaulted ceiling, featuring exposed beams, sash window, facing the front elevation, timber laminate flooring, radiator, and open throughway to the kitchen.

KITCHEN



10'5" x 7'1"

The kitchen is fitted with range of shaker, style, wall, base, and drawer units, space for a range cooker with stainless steel extractor hood above, space and plumbing for washing machine and dishwasher, space for fridge, freezer, solid wood work surfaces, housing stainless steel single drainer sink unit with mixer tap and tiled splashback. The flooring is quarry tiled set within the ceiling are recessed downlights along with an extractor fan and mounted to the wall is a radiator.

BEDROOM ONE



12'7" x 10'5"

Fitted with a range of wardrobes, sash window to the rear elevation overlooking the courtyard, a radiator, timber laminate flooring, set within the ceiling of recess, downlights, and a door opens to the ensuite.

ENSUITE



4'7" x 7'1"

Three piece ensuite comprising a double shower enclosure with thermostatic shower, a pedestal, wash and basin, ideal flush, low level WC, radiator, partial, towel, walls and quarry tiled floor and set within the ceiling are recessed downlights are extractor fan.

BEDROOM TWO



9'4" x 10'5"

Fitted with wardrobes, with mirror insert, bedside cabinets and shelving, a sash window overlooking the rear courtyard, radiator, timber laminate flooring and set within the ceiling recess downlights.

BATHROOM



Installed with a white suite, comprising a panel bath with shower extension above and protective screen low level WC, pedestal hand wash basin, radiator, partially tiled walls, quarry tile flooring and set with the ceiling recessed downlights and an extractor fan.

MEZZANINE



22'4" x 17'8"

With glass balustrade overlooking the living room, exposed beams, arrange your fitted wardrobes, recessed downlights, set within the ceiling, and a skylight



Ground Floor



1st Floor

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			
(81-91) B			
(69-80) C		69	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	