

Town & Country

Estate & Letting Agents

Wrexham Road, Pentre Bychan

£390,000



This impressive detached 1930s period home sits on a generous sized plot to the south of Wrexham with beautiful far-reaching rural views. With the benefits of gas central heating and UPVC double glazing, the internal accommodation includes an inviting reception hall, living room with a cast-iron log burner, and open plan kitchen/diner fitted with arrange of modern units with a conservatory off And a utility room along with cloakroom WC. The first-floor landing offers access to two double bedrooms, a single bedroom along with a bathroom and separate WC. The property is approached through farmhouse style gates opening to ample gravel parking along with established garden, timber gates, either side of the property open to rear tiered garden predominantly laid to lawn with mature, plants, shrubs and trees, a seating area with steel pergola with fields to the rear

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Externally Front

The properties approached through double timber farmhouse gates opening to a gravel driveway, providing ample off-road parking alongside an established lawn garden with rockery and gated side access from either side of the property open to the rear garden.



Entrance Porch

6'8" x 5'1"

The property is entered through UPVC double glaze front door, which opens to a UPVC framed entrance porch with patent tile flooring, a wall light and a lead glazed internal door opening to the reception hall.



Reception Hall

9'6" x 6'1"

Inviting reception hall with quarry tiled flooring laid in a herringbone pattern, stairs of rising to the first floor accommodation, radiator and oak internal doors opening to the living room and the kitchen/diner.



Lounge

12'8" x 11'6"

With a beautiful parquet flooring laid in a herringbone pattern, a window to the front elevation, radiator and featuring a cast iron log burner, sitting on stone flags beneath an oak mantle.



Kitchen/Diner

26'6" x 12'5"

With oak flooring throughout and the dining area featuring a cast-iron ornamental fireplace and a bay window facing the front elevation and radiator beneath. The kitchen area is fitted with a range of attractive gloss fronted wall, base and drawer units complimented by stainless steel handles. Ample work surface space houses a one and half bowl sink unit with mixer tap, there is space for a range cooker with a stainless steel extractor hood above, a housing cupboard for the boiler, an integrated dishwasher and a matching island unit.

Inc, a breakfast bar. A deep built in cupboard with a light is ideal for storage and UPVC double glaze French doors open to the conservatory along with a UPVC double glaze door which opens to the utility room.



Conservatory

14'1" x 12'

Constructed of a low brick wall with a UPVC double glaze frame incorporating French doors opening to the rear garden's slate chip patio area. There is a radiator and the flooring is ceramic tiled.

Utility room

8'2" x 4'4"

With space and plumbing for a dishwasher and washing machine, respectively, with a work surface above, a quarry tiled floor, a door of opening to the cloakroom WC and a window and UPVC double glazed door to the rear elevation.

Cloakroom

Also, with a quarry tiled floor and installed with a dual flush low level WC, a hand wash basin with mixer tap and vanity unit and opaque window to the rear elevation.

First Floor Landing

A double aspect landing with windows to front and rear elevation with far reaching rural views to the front. Access to the loft and oak doors open to all three bedrooms and to the bathroom and separate WC



Bedroom One

12'6" x 12'5"

Having a radiator and a bay window to the front elevation again, perfectly framing those beautiful views.



Bedroom Two

12'8" x 11'2"

With timber laminate flooring, a radiator and window to the front elevation, also enjoying the views.



Bedroom Three

9'7" x 7'1"

Window to the side elevation, radiator.



Bathroom

9'7" x 4'9"

Installed with a three-piece contemporary suite, comprising a standalone bath with mixer tap and handheld shower extension, along with a double shower enclosure with thermostatic shower, a hand wash basin with vanity unit below, a chrome heated towel rail, fully tiled walls and opaque window facing the side elevation.

Separate W.C

4'8" x 2'9"

Installed with a dual flush, low level WC, radiator, partially tiled walls and the opaque window facing the rear elevation.



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Rear Garden

A generous size rear garden split over three tiers of predominately lawn with a variety of established plants trees and shrubs. The lower levels having slate chip patio areas and pathways and several steps up lead to an outside decking area with steel pergola along with a timber covered food preparation area. The property is not directly overlooked from the rear having fields

beyond. The outside of the property has a variety of external lighting, a water supply and a brick-built garage with timber doors used for storage purposes (no vehicular access).

Services

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

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 a member of our team who will assist you further.

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.

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 must 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			
(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	