

Town & Country

Estate & Letting Agents

Rock Place, Wrexham

£395,000



Having undergone a program of sympathetic modernisation retaining much of the character of this beautiful four bedroom home. The home was originally two properties, one built approximately 1800 another approximately 1880 which have been combined to produce the stunning home which should be viewed to be fully appreciated. Boasting beautiful views to front, side and rear elevations. The property itself benefits from UPVC double glazing, gas central heating, solar panels with batteries and has internal accommodation which comprises an inviting through kitchen/breakfast room, a utility room with cloakroom WC off, a study, sitting/dining room with two stone fireplaces and sun room, enjoying beautiful views over the rear garden and the countryside beyond. The first-floor accommodation offers access to a large four piece family bathroom and four bedrooms, the principle of which enjoys en suite facilities. Externally the property can be approached through an automatic cast-iron gate, located to the side of the main residence which opens to ample gravel parking in front of a single garage which also houses a sauna and climbing/bouldering wall. The side garden is predominantly laid to lawn with shrub borders and sleeper raised vegetable gardens. The rear south-facing garden is of a generous size, with three distinct areas: a low maintenance large paved patio with seating area; a gravelled area with shrubs, fruit trees, gazebo and firepit; and finally through a central pergola leading to another lawn garden where the outside gym and large shed are located. This property should be viewed to be fully appreciated.

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Externally Front

Approached over four stone steps, splitting a gravel shrub garden and rising to the front door.

To the side of the property, a substantial automatic gate opens to gravelled off-road parking, situated to the front of the detached garage with climbing wall attached. A cast-iron gate opens to a stone retaining wall which has steps rising to an elevated garden, predominately laid to lawn with shrub borders and sleeper raised vegetable beds.

Entrance

The property is entered through a secure three bar composite double glazed front door, which opens to an inviting kitchen /breakfast room

Kitchen/ Breakfast Room

20'4 x 11'8

The kitchen is installed with a range of attractive shaker style inset wall, base and drawer units complimented by stainless steel handles and a central island unit along with a wall mounted display cabinet. There is within the kitchen a range cooker with an extractor hood above, a dishwasher and American style fridge freezer. Granite work surfaces, house a stainless-steel single bowl, sink unit with adjustable mixer tap and granite risers. There is a cast iron column style radiator, a ceramic tiled floor with underfloor heating, along with windows facing both front and side elevations. A glazed internal door opens to the utility room, throughway leads to the sitting/dining room, stairs off with spindle balustrades rise to the first floor accommodation and another three bar composite double glazed door opens to the side elevation of the property.

Utility Room

13'6 x 7'4

Installed with a range of units matching those in the kitchen, including cupboards, a granite worksurface housing a single bowl stainless steel sink unit with adjustable mixer tap with space and plumbing for a stacked washing machine and dryer, A cast iron column style radiator, recessed downlights within the ceiling and opaque window to the side elevation and a door opens to a cloakroom WC.

Cloakroom WC

Installed with a low-level WC, ceramic tile floor, extractor fan and radiator.

Sitting Room/ Dining Room

23'2 x 11'5

With exposed wooden floorboards, two cast-iron column style radiators, fitted base cabinet and fitted floor to ceiling cabinet housing the gas Worcester combination boiler. The room features two stone fireplaces and flues, each housing cast-iron log burners set upon slate hearths.



Sun Room

22'7 x 14'8

A beautiful L shaped sun room boasting views of the garden and onto the hills beyond. Having a ceramic tiled floor with underfloor heating, two skylights, two Velux windows, recessed downlights and two sets of UPVC double glazed

French doors which open out to the rear garden paved patio area.

Study

12'1 x 9'1

With a cast-iron column style radiator, a window facing the front elevation, along with a cast iron wood burner set within a cast-iron fireplace with tile hearth and ornate Adam Style surround.

First Floor landing

With stripped pine doors off, opening to the family bathroom and to all four bedrooms, the principle of which has ensuite facilities.

Principal Bedroom

20'8 x 12'1

With exposed floorboards throughout, a radiator, fitted wardrobe dressing area, windows facing the rear elevation boasting elevated views across the Borough. An internal stripped pine door opens to the en suite.

En Suite

10' x 5'9

Installed with an attractive white suite, comprising a hidden cistern low-level WC, a pedestal hand wash basin, a corner shower enclosure with duel thermostatic shower and extractor above, heated towel rail, partially tiled walls, a continuation of the exposed floor boards from the bedroom, recessed downlights within the ceiling and a window facing the side elevation.

Bedroom Two

11'4 x 11'2

Having exposed floorboards, a radiator, a built in floor to ceiling wardrobe and luggage cupboards, along with a hatch to the fully boarded, full length and height loft housing the 12KW solar batteries with retractable ladder.

Bedroom Three

11'4 x 9'8

With a window facing the front elevation, radiator, exposed floorboards, and a pine panel ceiling.

Bedroom Four

9'8 x 7'4

With a window to the side elevation, a radiator and timber laminate flooring.

Family Bathroom

10'2 x 7'6

A spacious bathroom installed with an attractive white four piece suite, comprising a roll top bath with mixer tap and shower extension, a low level WC, pedestal hand wash basin, a corner shower enclosure with dual head thermostatic shower, heated towel rail, exposed floorboards, extractor fan, recessed downlights set within the ceiling and window to the side elevation.

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Side Garden

The side garden is predominately laid to lawn with a large raised sleeper vegetable plot and offers elevated views across Minera mountain.

Rear Garden

The generous sized rear garden has three distinct areas. The first is a large paved seating area with outside tap, two electric points and seating for eight. The second is a largely gravelled area with a gazebo, fire pit, shrubs and fruit trees with stone seating for eight. The third area through the central pergola is surrounded by mature trees and hedges and laid to lawn with two wild flower areas, fruit trees, a large shed and the gym housed in a timber cabin.

Outside Gym

13' x 7'5 approx

A wooden structure with double glazing, two electric wall heaters, power and light and having its own composite patio area

Garage & Sauna

18'8 x 9'7

Detached garage with up and over garage door, a pitched roof, power and light, UPVC side access door and with an attached climbing/bouldering wall with solar panels set on the roof. Within the garage is a wooden sauna with split level seating.

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Addendum

6KW Solar panels are cited on the south facing rear roof of the property with 12KW batteries in the attic.

There are a further 2kw solar panels on the south facing garage roof.

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

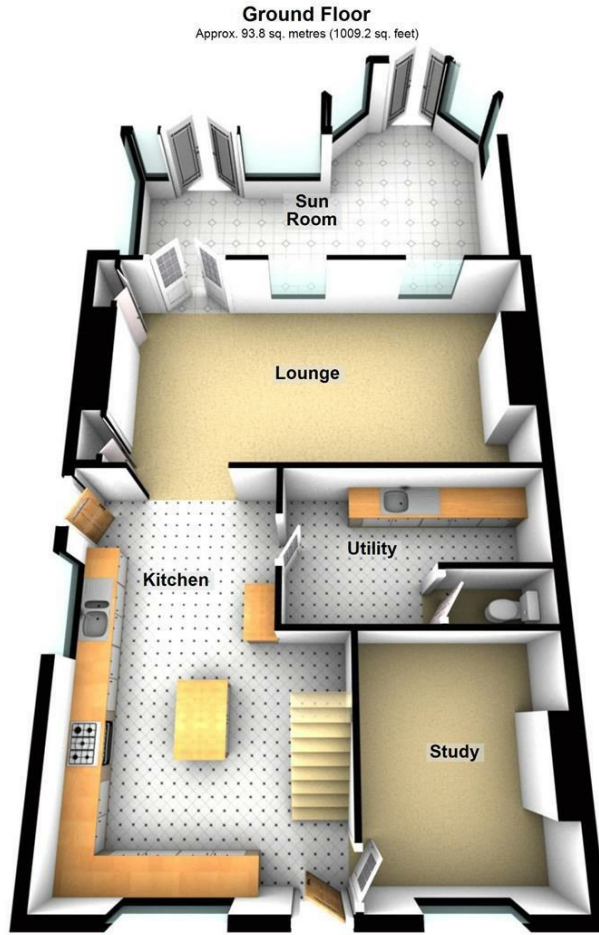
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.



Ground Floor
 Approx. 93.8 sq. metres (1009.2 sq. feet)

Total area: approx. 165.1 sq. metres (1776.6 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 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
Very energy efficient - lower running costs			98
(92 plus) A		87	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	