

Town & Country

Estate & Letting Agents

High Street, Ffrith, Wrexham

Offers In Excess Of
£300,000



VIRTUAL TOUR AVAILABLE - Situated in the heart of Ffrith is this beautifully presented home. With countryside on your doorstep yet within easy access of Wrexham, Chester and Mold, along with local motorway networks and a host of day-to-day facilities, this home has been appointed to the highest standard throughout and should be viewed to be fully appreciated.

Benefiting from oil central heating and a recently installed combination boiler, along with UPVC double glazed sash windows; the property in brief comprises of: an entrance hall with a living room off, through dining and sitting room, a stunning recently modernised kitchen with a utility room and cloakroom WC off and a first floor landing offering access to three double bedrooms and a generous sized, well appointed, recently modernised bathroom.

Externally, the property sits in an elevated position with a small lawn and shrub front garden, and a block paved driveway leading along the side of the property to the garage and gated side access to the rear garden.

The rear garden itself is low maintenance being predominantly artificial lawn with indian stone pathways and patio area as well as a deck seating area and views over playing fields and stunning woodland positioned beyond the rear boundaries.

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Externally Front

The property is approached over a block paved driveway and pathway leading alongside the property to the garage (right of way access for the next door property) and the pathway across the front of the property to the front door alongside an elevated lawned and shrubbed garden. Alongside the front door is an external courtesy light.



Entrance Hall

The property is entered through a composite leaded and opaque double glazed front door which opens to black and red checker style quarry tiled flooring. Stairs off rise to the first floor accommodation and glazed oak doors open to the living room, sitting through dining room and kitchen.

Living Room

11'3 x 10'10

With a UPVC double glazed window facing the front elevation, a radiator and featuring an Adams style fire surround with cast-iron fireplace with granite hearth housing a multi fuel burner.



Sitting/ Dining Room

20'4 x 9'10 max

With a UPVC double glazed sash window facing the front elevation, timber effect laminate flooring, radiator, an exposed beam separating the sitting room from dining area and UPVC double glazed French doors opening up to the rear garden. Central to the seating area is a beautiful Adams style, light stone fireplace with matching hearth housing, a cast iron multi fuel burner.



Kitchen

14'9 x 11'5

A beautiful kitchen fitted with an array of shaker style wall, base and drawer units complimented by ornamental handles and quartz work surfaces incorporating a breakfast bar and a double Belfast sink unit with mixer (boiler) tap. Integrated appliances include a dishwasher, fridge and freezer

and wine cooler, also included is a range master stove beneath an extractor hood and oak beam mantle.

The flooring is quarry tiled, set within the ceiling are recessed downlights, mounted on the wall is an anthracite column style tower radiator. Door off opening to the under stairs storage cupboard and sash windows facing the rear and side elevations.



Utility Room

With a continuation of the quarry tile floor from the kitchen to a utility room with a quartz work surface beneath which is plumbing for a washing machine and the oil combination boiler. Set into the ceiling are recessed downlights with a sash window facing the side elevation alongside a UPVC double glazed stable style back door, internally an oak door opens to the cloakroom WC.

Cloakroom WC

The quarry tiles from the utility room continue to the cloakroom WC with its half tiled walls and low level WC with integrated wash hand basin and mixer tap, set within the ceiling are recessed downlights.



First Floor Landing

With an oak banister and spindle balustrades, access to the loft and oak internal doors off opening to all three double bedrooms and the family bathroom



Bedroom Three

13'8 x 9'8

Having a built-in wardrobe, UPVC double glazed sash window facing the rear elevation and radiator



Rear Garden

To the rear of the property is a low maintenance garden with artificial lawn, paved pathways and patio, sleeper raised planters with an integrated water feature, external lighting and an open outlook over the playing fields and toward the woodland beyond.



Bedroom One

13'6 x 10'10

With 2 UPVC double glazed sash windows facing the front elevation, radiator and two fitted floor to ceiling wardrobes with luggage cupboards above.



Bathroom

Installed with a beautiful white three piece suite comprising a clawfoot roll top bath with mixer tap and dual head thermostatic shower above with protective glass screen, pedestal wash hand basin and low level WC as well as a white column style radiator with integrated chrome towel rail. Flooring is ceramic tiled with underfloor heating, the walls are fully tiled, with recessed downlights and exposed beams set with the ceiling and an opaque UPVC double sash window opens to the rear elevation.



Bedroom Two

11'10 x 10'

Having a UPVC double glazed sash window to the front elevation and a radiator.



Garage

A single garage with an up and over garage door and a utility room to the rear

Utility Room

9'7 x 6'7

With a work surface, base units and plumbing for a washing machine, power and light and separate consumer unit.

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