

# Town & Country

Estate & Letting Agents

Newbridge Road, Wrexham

£400,000



Situated in the desirable village of Newbridge with a host of local amenities, and road networks to Wrexham, Chester and Llangollen. This substantial five-bedroom detached property has been sympathetically modernised and has the benefit of gas central heating and UPVC double glazing. Internal accommodation in brief is comprised of: Entrance porch, hallway, downstairs cloaks WC, an impressive triple aspect living room, modern kitchen dining room with walk in pantry and utility off, to the first floor there are two landings offering access to five well proportioned bedrooms, two of which boast ensuite facilities and a family bathroom accessed from both landings. Externally there is substantial off-road parking with electric car charging point, a private and enclosed rear garden, predominately laid to lawn, with patio areas. Included in the sale of this property are outbuildings spanning 1,500 sq. feet suitable for a variety of uses, subject to planning permission.

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### Externally Front

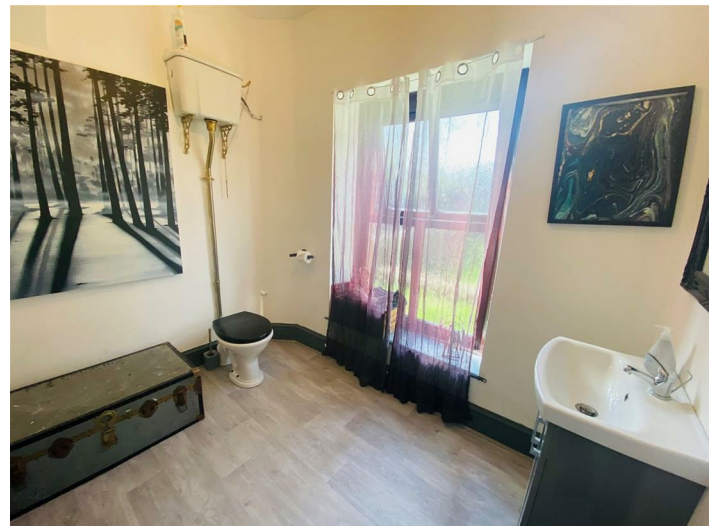
The property is approached over a block paved courtyard offering a generous amount of off road parking, enclosed with attractive stone wall offering pedestrian access through a timber gate, UPVC double glazed door with two curtesy lights and electric car charging point to the side.



### Hallway

14'11 x 8'7

With exposed wooden floorboards, feature cast iron spiral staircase leading to the first floor, window to the front elevation, exposed beams to the ceiling, radiator and doors off to the ground floor cloakroom WC, Living room and the kitchen dining room.



### Cloakroom WC

8'8 x 6'10

Fitted with a white two piece suite comprising a wash hand basin with vanity below, high level WC, radiator and opaque window to the rear elevation.



### Entrance Porch

The property is entered through a UPVC composite front door, opening to porch with exposed stone walls, double glaze wood effect windows on both sides, tiled floor and a glazed door leading through to the hallway.





**Living Room**

22'10 x 22'6

A large triple aspect room with wood-effect double glazed French doors to the rear elevation, Wood-effect double glazed bay window to the side elevation and a further two wood-effect double glazed windows to the side elevation, two radiators and a cast iron log burner with tiled hearth and set in an exposed stone and sleeper open chimney breast.



### Kitchen/ Dining Room

21'9 x 16'8

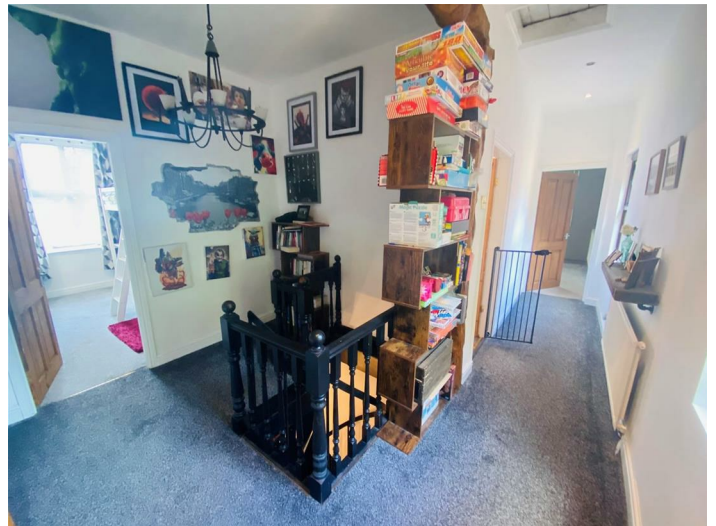
Fitted with a range of gloss fronted wall, base and drawer units, ample Quartz work surface house a stainless steel one and half bowl sink and drainer unit with mixer tap and gloss upstands. Further cabinet and work surface space make up the central island with integrated induction hob. Integrated appliances include electric double oven, dishwasher, and there is space for a large American-Style fridge freezer. Double glazed windows to the both the front and rear elevations, walk-in pantry, tiled floor and an open chimney breast with sleeper surround in the dining area, door off to the utility room.



### Utility Room

7'6 x 7'3

With a continuation of the gloss fronted units from the kitchen, work surface spaces houses a stainless steel sink and drainer unit with mixer tap and tiled splash back, space and plumbing for a washing machine and tumble dryer, cupboard housing an "Ideal i Mini" combination boiler, chrome heated towel rail, tiled floor and a window overlooking the front elevation.



### First Floor Landing One

With exposed beam, radiator, loft access and doors off to bedroom two, with ensuite shower room, bedroom four and the family bathroom.





**Bedroom Two**

13'7 x 13'3

Double glazed window overlooking the rear elevation, radiator and door off to the ensuite shower room.



**Bedroom Five**

11'11 x 7'9

With a window overlooking the front elevation and radiator.



**Ensuite Shower Room**

Fitted with an oversized walk-in shower enclosure with rainfall shower above and protective glass screen, wash hand basin with vanity below, fully tiled walls and a double glazed window overlooking the rear elevation.



**Family Bathroom**

13'5 x 8'7

A 'Jack & Jill' bathroom fitted with a modern four piece suite comprising a corner bath with spa jets and chrome mixer tap, tow counter top mounted hand basins, low level duel flush WC, fully enclosed shower cubical with thermostatic shower and glass protective door, chrome heated towel rail, fully tiled walls, tiled floor and an opaque window overlooking the front elevation.



### First Floor landing Two

With two double glazed windows overlooking the front elevation and doors off to the principle bedroom with ensuite and two further bedrooms.



### Ensuite Bathroom

10'8 x 5'10

Fitted with a roll-top bath with chrome mixer tap and handheld shower attachment, two counter counter sinks with chrome taps, feature Victorian fire surround and partially tiled walls.



### Bedroom One

17'10 x 12'7

Fitted with a range of modern fitted wardrobe with mirrored fronts and luggage cupboards above, a double glazed bay window overlooking the side elevation radiator and arched through way to the ensuite bathroom.



### Bedroom Three

19'1 x 19'11

With a double glazed window overlooking the rear elevation and radiator.





### Bedroom Four

11'5 x 8'8

With a wood effect double glazed window overlooking the rear elevation and a radiator,



### Externally

To the rear of the property is a large garden, predominately laid to lawn with some mature trees, a paved patio area and a further raised patio, all enclosed by stone wall and hedges, offering a great degree of privacy.



### Outbuilding

Situated opposite the main house, with an internal area of approximately 1,500 sq. foot. accessed through 3 stable doors, with a further pedestrian entrance via a wooden door, five windows overlooking the main house. Currently used as storage and garage space, this space could serve a variety of uses include conversion to an Annex and garaging, subject to planning







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