

# Town & Country

Estate & Letting Agents

Erlas Lane, Wrexham

£385,000



This characterful barn conversion is presented to a high standard throughout and boasts surprisingly spacious accommodation. Enjoying the benefit of oil central heating along with double glazing, in brief the property comprises an entrance hall with an open throughway to a kitchen/diner with a utility room off, an inner hallway with both cloakroom WC and spacious living room off and a first-floor landing which offers access to a family bathroom and to four double bedrooms the principal and second bedroom enjoying ensuite facilities. Externally to the front of the property is ample off-road parking (for up to 4 vehicles), whilst the enclosed rear garden which is laid lawn with a paved patio area enjoys, a lovely sunny orientation

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## Externally front

To the front of the property is a golden gravelled shared courtyard with three allocated off-road parking spaces and a small forecourt garden, which is also golden gravel with a paved pathway leading to the front door (could serve as overspill parking should it be required).



## Entrance hall

Timber double glazed front door opens to a stone floor entrance hall with a radiator, recessed down lights set within the ceiling staircase off with iron balustrades rising to the first floor accommodation (and storage cupboard below). An exposed beam with open through way below leads to the kitchen/dining room.



## Kitchen/dining room

14'2 x 14

With a continuation of the stone floor from the entrance hall leading into a light oak style

fitted kitchen with display cabinets, wall base and drawer units, with ornate handles Granite work surfaces housing a Belfast sink unit with an adjustable mixer tap and tiled splashback. There is space for range cooker with a stainless steel extractor hood above, an integrated fridge, freezer and dishwasher, a radiator, windows to rear and side elevations, recessed downlights and an exposed beam set within the ceiling, Lever latch door opening to the utility room and a stable door opening to the rear garden.

## Utility room

6'4 x 5'10

Fitted with base units and work surface space below which is plumbing for a washing machine and housing stainless steel single drainer sink unit with tiled splashback, a window faces the rear elevation. There is an extractor fan within the wall and recessed downlights within the ceiling.

## Inner hallway

With a stone flag floor and Leaver latch doors opening to the living room and cloakroom WC.

## Cloakroom WC

Installed with a pedestal wash hand basin, low level WC, radiator and recessed downlights along with an extractor fan set within the ceiling.



## Living room

21'5 x 14'7

A lovely double aspect living room with windows to front and rear elevations along with a full length window facing the front elevation, two radiators and exposed brick flu with oak mantle and exposed beams set within the ceiling.

## First floor landing

With a window facing the side elevation at the turn in the staircase the first floor landing has a radiator variety of exposed beams along with recessed downlights and lever latch doors

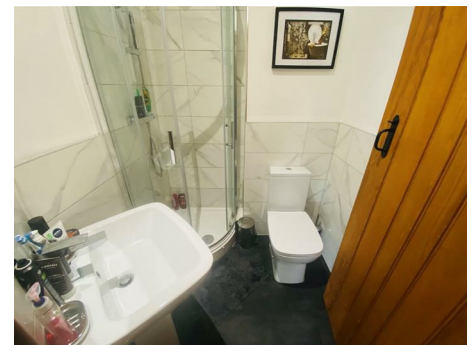
opening to the bathroom and all four bedrooms, the principal and second bedrooms of which enjoy ensuite facilities.



## Bedroom one

14'7 x 13'6

A double aspect room with two windows and a skylight, lever door opening to the ensuite and a semi vaulted ceiling with exposed beams and recessed downlights



## Ensuite shower room

5'7 x 5'2

Contemporary ensuite shower room installed with a corner shower enclosure, a dual flush low level WC, a pedestal wash hand basin, partially tiled walls with a chrome heated towel rail and exposed beams recessed downlights and extractor fan set within the ceiling



### Bedroom two

14'8 x 8'1

With window facing the rear elevation a skylight, exposed beams and recessed downlights within the ceiling and a lever latch door opening to the ensuite



### Ensuite shower room

6'4 x 6'2

Installed with a white suite comprising a corner shower enclosure, low level WC and pedestal wash hand basin, partially tiled walls with a radiator and more exposed beams, recessed downlights and an extractor fan set within the ceiling



### Bedroom three

14'10 x 11'6

Having a window facing the rear elevation along with a skylight, a radiator, exposed

beams within the wall and ceiling along with recessed downlights



### Bedroom four

15'9 x 15'4

Window facing the front elevation, two skylights and a semi vaulted ceiling with two beams and recessed downlights



### Bathroom

9'4 x 5'4

Install with the white three piece suite comprising a panel bath with thermostatic shower above, low level WC and pedestal wash hand basin, partially tiled walls, radiator and a skylight extractor fan and exposed beams to the ceiling.



### Rear garden

With timber gated access the rear garden which enjoys a lovely sunny orientation with paved patio area, and predominantly laid to lawn, outside store, which houses the oil boiler. There is also an external water supply.

### 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) <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 2002/91/EC	