

Town & Country

Estate & Letting Agents

Wrexham Road, Pentre Bychan

£450,000



Situated in a sort after location with lovely rural views this detached property sits on a generous sized plot and is available with the benefits of no onward chain. The property itself benefits from both gas central heating along with UPVC double glazing. With light and spacious internal accommodation briefly comprising an entrance hall, a generous sized living room and conservatory off, dining room, kitchen/breakfast room and a spacious utility room with cloakroom WC off. The first-floor landing offers access to four double bedrooms, the principal of which has ensuite facilities and the family bathroom suite. Externally ample block paved off road parking leads along the side of the property to a courtyard at the rear Where there is a detached double garage and elevated established gardens.

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Externally Front

With beautiful far reaching views, the property itself is approached over a block paved driveway and turning point positioned to the side of a lawn garden. Timber gates position to the side of the property open to the rear courtyard and steps rise to the front door with its storm porch and canopy.

Entrance Hall

The property is entered through an opaque UPVC double glazed front door which opens to an entrance hall with a walk in cloak cupboard with light, stairs off with spindle balustrades rising to the first floor accommodation with a storage cupboard below, timber laminate flooring, a radiator and doors off opening up to the living room, dining room and the kitchen.



Living Room

25' x 13'5

A lovely spacious room with a bay window to the front framing those lovely views, two radiators and UPVC double glazed French doors opening to the conservatory.



Conservatory

22' x 10'4

Having a radiator, timber laminate flooring and constructed of a low brick wall with a UPVC double glazed frame with doors off opening to the rear courtyard.



Dining Room

14'5 x 10'6

With timber laminate flooring, a radiator and another bay window framing those lovely views.



Kitchen

10'3 x 13'6

The kitchen is fitted with a range of shaker style wall, base and drawer units complimented by stainless steel handles and wood grain effect work surfaces housing a stainless steel one and a half bowl sink unit with mixer tap and tiled

splashback. Integrated appliances include a stainless steel double oven, hob and extractor hood, space and plumbing for a dishwasher. The flooring is ceramic tiled with downlights within the ceiling, radiator and window facing the side elevation.

Utility Rooms

10'8 x 11'4

With a ceramic tile floor, a radiator, a fitted base unit with a woodgrain effect worksurface housing stainless steel single drainer sink unit with mixer tap and tile splashback, space and plumbing for a washing machine, access to the loft space above, a UPVC double glazed back door off and a door off opening to the cloakroom WC



Cloakroom WC

Ceramic tiled floor housing a dual flush low level WC wash hand basin with tile splashback and opaque window facing the rear elevation.

First Floor Landing

With a continuation of the staircase with spindle balustrades from the entrance hall to a first floor landing with a radiator, a window to the rear elevation and access to the loft space through the retractable folding ladders.



Principle Bedroom

18'3 x 14'5

(Measurements incorporate ensuite)

Having a radiator and bay window to the front elevation offering elevated far reaching views. A door off opens the ensuite shower room.



En Suite Shower Room

Installed with a white three-piece suite comprising a corner shower enclosure with thermostatic wall mounted shower, dual flush low level WC, pedestal wash hand basin, ceramic tile flooring with fully tiled walls with an illuminating mirror and chrome heated towel rail.



Bedroom Two

13' x 11'4

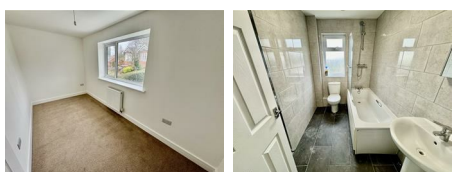
Also with a bay window to the front with a radiator below and again framing those lovely rural views.



Bedroom Three

11'1 x 10'6

With a window facing the rear elevation and radiator below.



Bedroom Four

6'4 x 13'5

Window to the rear elevation and radiator.

Bathroom

8'4 x 5'

Installed with a white three-piece suite comprising a panel bath with mixer tap and thermostatic shower above with protective glass screen, a dual flush low level WC, a pedestal wash hand basin. Ceramic tiled floor with fully tiled walls with a chrome heated towel rail and an opaque window facing the side elevation and set within the ceiling is an extractor fan



Garage

A double detached garage with twin single up and over doors opening to a garage with a pitched roof, power and light.

Rear Garden

Accessed through timber double gates opening to a block paved courtyard with stairs off rising to a sloped long garden, well established with fields to the rear.

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

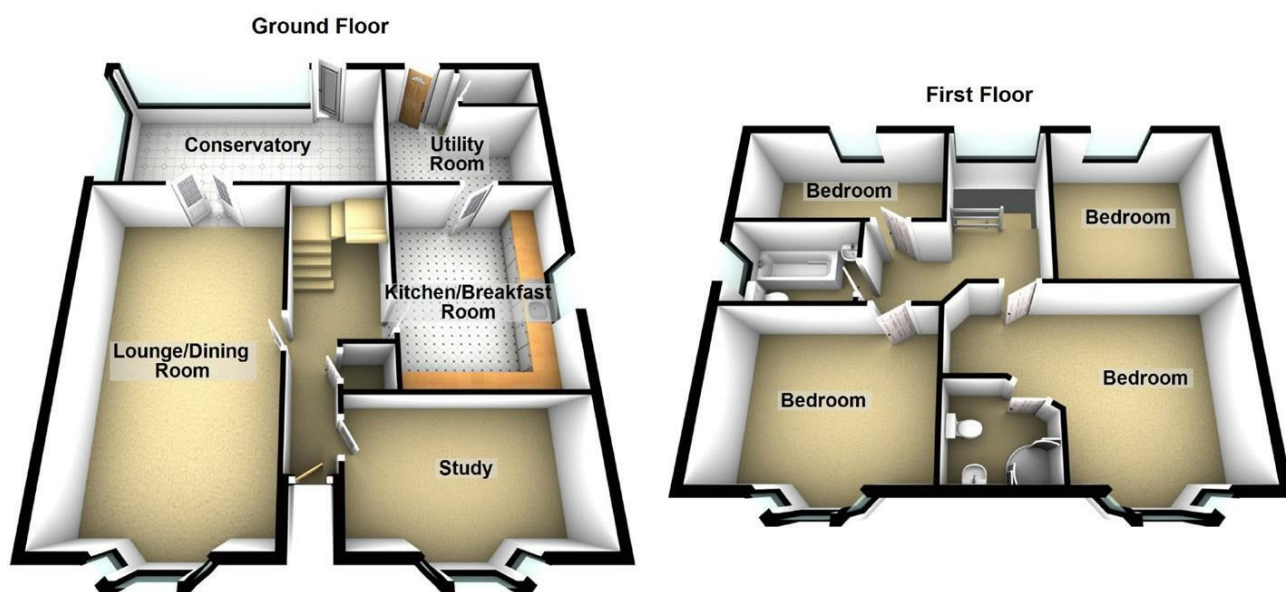
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC