

Town & Country

Estate & Letting Agents

Wrexham

£538,000



An exceptional, individually designed four-bedroom detached family home, beautifully positioned in the highly regarded village of Cymau. Arranged over two floors, this impressive property offers a range of stylish and spacious living areas, including stunning reception rooms and a contemporary kitchen on the upper floor, along with a balcony that enjoys far-reaching, picturesque views. The lower level features four generously sized bedrooms, each with its own private en suite, as well as a versatile morning room—ideal as an additional lounge, study, or reading space. Externally, the home benefits from a double garage with ample storage, a block-paved driveway to the front, and a large, landscaped garden to the rear—perfect for family living and outdoor entertaining. This beautifully crafted home offers space, quality, and views in abundance—an absolute must-see for those seeking a truly special residence.

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DESCRIPTION

Located in the sought-after village of Cymau is this truly exceptional and individually designed four-bedroom detached family residence. This outstanding property is set across two beautifully appointed floors and offers an abundance of space, style, and high-quality finishes throughout. Occupying a generous plot, the home is perfectly tailored for modern family living and entertaining. The upper floor is home to a range of elegant reception spaces and a spectacular open-plan kitchen, all finished to an impeccable standard. A standout feature is the elevated composite decked balcony, which provides breathtaking panoramic views over the surrounding countryside—perfect for relaxing or hosting guests. The lower floor comprises four generously sized double bedrooms, each benefiting from its own private en suite, ensuring comfort and convenience for all members of the household. The principal suite is particularly impressive, with a dressing area and direct access to the rear garden. A versatile morning room completes the lower level, ideal as a peaceful retreat, reading nook, or additional living space. Externally, the property continues to impress with a substantial rear garden, thoughtfully landscaped and ideal for families. To the front, a double garage with electric roller door offers excellent storage, alongside a block-paved driveway providing ample off-road parking. This remarkable home combines bespoke design with luxurious living in a desirable semi-rural location—an absolute must-see for discerning buyers seeking something truly special.

LOCATION

The village of Cymau is a charming and peaceful semi-rural community, nestled within an Area of Outstanding Natural Beauty. Surrounded by dramatic landscapes and scenic walking routes, it offers the perfect setting for nature lovers and outdoor enthusiasts. The village sits on the edge of a nature reserve, home to a wildlife pond and rare native ponies, and enjoys access to the picturesque Waun-y-Llyn Country Park, offering far-reaching views across the surrounding countryside. Walks to the nearby historic Caergwrle Castle add to the area's appeal. Cymau provides a tranquil escape from the bustle of urban life while remaining conveniently located for everyday amenities. Excellent transport links, including the A483 and A5, ensure easy access to nearby towns and cities, making it ideal for commuters. The historic city of Chester is just 12 miles away, offering a wealth of shopping, dining, and cultural attractions, while the bustling market town of Mold is a mere 6 miles away, providing a range of local services and community events.

ENTRANCE HALL

A woodgrain-effect uPVC door with frosted glass opens into an entrance vestibule, which in turn leads through a second door into the main reception room.



LIVING ROOM

26'9" x 21'9"

The lounge has been enhanced by engineered oak flooring that runs throughout. A standout feature is the Aduro modern wood-burning stove, set on a toughened glass hearth. Flanking the stove are twin French doors that open onto a stunning composite decked balcony, complete with glass and chrome balustrade. Also within the reception room are the staircase and access to an inner hall leading to a WC.



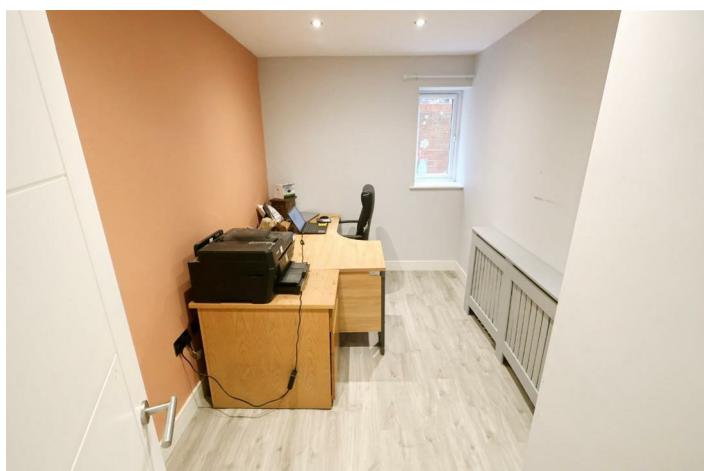


OPEN PLAN BREAKFAST ROOM / KITCHEN

16'4" x 11'5"

Internal bi-folding doors open into the heart of the home—a superb open-plan breakfast kitchen. The kitchen boasts a stylish, modern design with anthracite cabinetry trimmed in rose gold, complemented by light granite worktops that are mirrored on the central island. A host of integrated appliances includes an AEG induction hob with concealed extractor, a BOSCH oven, and a wine cooler. A doorway from the kitchen leads to the utility room, which features matching cabinetry, a boiler cupboard, and an external door providing access to a rear courtyard.

UTILITY ROOM



ADDITIONAL ROOM

**DINING AREA**

Adjoining the kitchen is a bright and elegant dining area, featuring a vaulted ceiling with Velux windows, a striking trio of vertical windows on the gable end, and another set of French doors that open out onto the balcony.

LOWER GROUND FLOOR

Stairs lead down to the lower level of the property, providing access to all remaining rooms.

**PRINCIPAL BEDROOM**

14'0" x 11'7"

The principal bedroom features a spacious open-plan layout with an enviable rear aspect. A recessed area within the room opens into a dressing area, complete with fitted wardrobes and a set of French doors leading out to the rear garden. The bedroom benefits from a generous en suite shower room, comprising a walk-in shower, concealed cistern WC, and twin basins mounted on a floating timber plinth. The en suite is finished with tiled flooring and full-height tiling throughout.

SITTING ROOM

12'0" x 11'2"

With a radiator and double French doors showcasing the beautiful gardens and stunning views, making this room a very calm area to relax.

**EN-SUITE**

Featuring a wash hand basin set in vanity unit, a low level WC, a walk-in rain shower, heated towel rail, fully tiled walls and flooring in granite and underfloor heating.

**BEDROOM TWO**

19'1 x 12'5

a very large room, a radiator, French doors offering stunning views and garden access. Also with a door to the en-suite.

**EN SUITE**

The second bedroom en-suite incorporates a low level WC, a wash hand basin a panel enclosed bath with screen and shower over, a heated towel rail, fully tiled walls and tiled flooring.

**DRESSING ROOM**

French doors to garden, offering stunning views.

EN-SUITE

This en-suite has a wash hand basin, a low level WC, a double shower cubicle, a heated towel rail, fully tiled walls and tiled flooring.

**BEDROOM THREE**

15'3 x 13'0

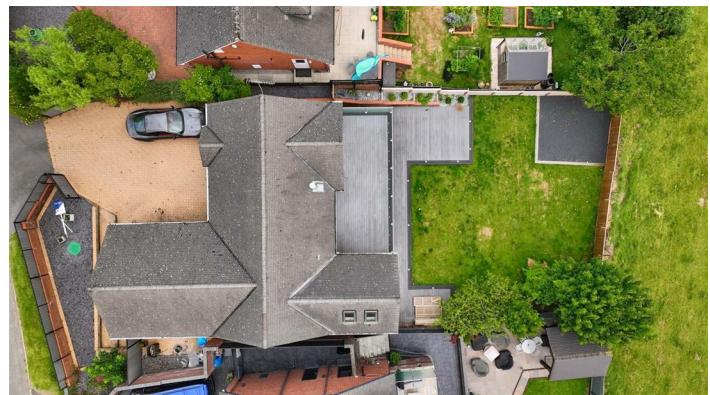
A large double room with a radiator opening to the dressing room and a door to en-suite.

**EN-SUITE**

A low level WC, a wash hand basin, fully tiled walls and tiled flooring.

DOUBLE GARAGE

Up and over door. Power, lighting and water. Ample storage including roof space. Door to rear.

**EXTERNALLY**

Double gates open onto a neat block-paved driveway providing ample off-road parking. From the driveway, there is direct access to a double garage with an electric roller door, and an internal door leading to the rear courtyard. The front of the property also features a terraced seating area finished with slate chippings. Gated access on either side of the property leads to a set of steps on the left and a rear courtyard to the right. The rear garden has been landscaped and finished to a high standard. A raised composite deck runs along the rear elevation of the property, providing an attractive seating area with a sheltered section beneath the balcony. The decking leads onto a landscaped lawn that extends to the lower boundary. The garden is further enhanced by a variety of established trees and a purpose-built children's play centre.





BALCONY VIEW

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band F £3245.00

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

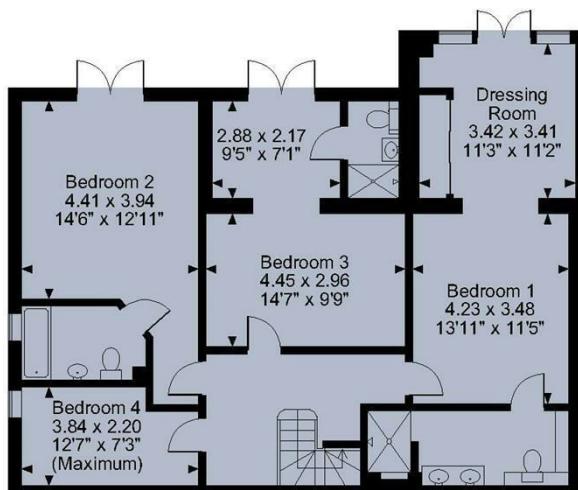
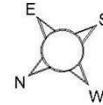
If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

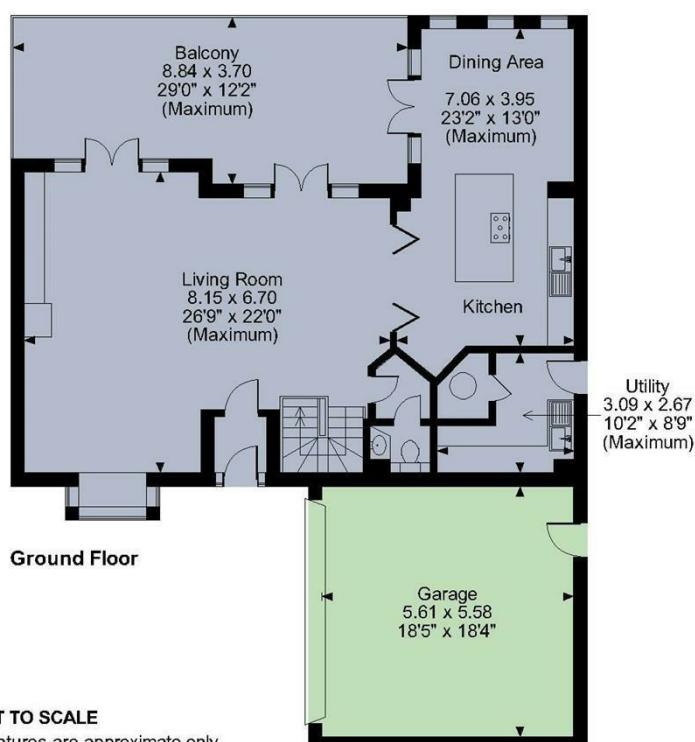
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies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

Springfield, Cymau, Wrexham
Approximate Gross Internal Area
Main House = 2122 Sq Ft/197 Sq M
Garage = 337 Sq Ft/31 Sq M
Balcony external area = 324 Sq Ft/30 Sq M
Total = 2459 Sq Ft/228 Sq M



Lower Ground Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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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		
(92 plus) A		
(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