

Town & Country

Estate & Letting Agents

Croes Foel Court, Wrexham Road,

£475,000



TOWN AND COUNTRY ARE PROUD TO PRESENT THIS: Beautiful four bedroom barn conversion with a variety of period features throughout, set in a convenient and sought after location. The property comprises; entrance, lounge/diner, mezzanine, cloakroom, utility room, kitchen, master bedroom, en-suite, shower room and fourth double bedroom/office on the ground floor, with two further double bedrooms and shower room on the first floor. Externally is a communal courtyard to front with off-road parking and garage. With extensive

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Location

Leisure facilities nearby include The Plassey craft and retail centre with its 9 hole golf course and Bangor on Dee racecourse. Historical attractions close by include Chirk Castle and Erddig Hall with its beautiful 1,200 acre country park. Within easy reach of Moreton Hall independent day and boarding school.

The commercial centre of Chester is about 15 miles away and provides excellent shopping and leisure facilities.

The property is well placed for access to Wrexham, Chester, Llangollen, Oswestry and the motorway networks to Liverpool (M53), Manchester (M56) and Birmingham (M6).

Entrance

Panelled door to front entrance into hallway. Solid oak flooring. Turned staircase to first floor. Understairs storage. Radiator. Window to front.

Lounge/Diner

31'5 x 16'3(9.58m x 4.95m)

Good sized room with brick fireplace display. Log stone wood burner providing beautiful centrepiece. Solid oak flooring. Exposed beams to ceiling. Cast iron multi fuel burner with HETAS certification. Ample space for dining table and chairs. Electronic ceiling light features with variety of functions. French doors with wooden shutters.



Additional Photo



Additional Photo



Additional Photo



Mezzanine

Ideal for a variety of uses. Open staircase to upper level. Exposed beams.



Cloakroom

Low level W/C. Wash hand basin set in a vanity unit. Heated towel rail.

Utility Room

Space and plumbing for washing machine. Space and plumbing for dryer. Single drainer sink unit. LPG gas boiler. Extractor fan.



Kitchen

14'0 x 10'5(4.27m x 3.18m)

Range of wall, base and drawer units with granite complementary work surfaces. Inset sink unit. Splashback tiling. Display cabinets. Integrated range cooker with extractor hood over. Integrated fridge-freezer. Integrated dishwasher. Solid oak flooring. Vaulted ceiling. Inset spotlights. Windows x2. Stable style door to rear.



Bedroom/Office

A double bedroom which is currently being used as an office. Exposed beams to ceiling. Inset spotlights. Window to front. Radiator.



Shower Room

Low level W/C. Pedestal wash hand basin. Enclosed shower cubicle with shower attachment over. Part tiled walls. Tiled flooring.

Master Bedroom

16'3 x 10'5(4.95m x 3.18m)

Exposed beams to ceiling. Dual aspect windows with feature stain glass window. Radiator.



Dressing Room

Wardrobes with sliding doors. Solid oak flooring.

En-Suite

Fitted four-piece suite comprising: Low level W/C. Wash hand basin set in vanity unit. Free standing bath. Wet room shower. Fully tiled walls and flooring. Underfloor heating. Heated towel rail. Window to rear.



First Floor

Turned staircase leading to first floor landing. Three velux windows. Exposed timbers. Storage to eaves.



Additional Photo



Shower Room

Fitted three-piece suite comprising: Low level W/C. Wash hand basin set in vanity unit. Shower cubicle with mains shower. Localised tiling to walls. Tiled flooring. Heated towel rail. Velux style window.



Bedroom Two

13'4 x 10'4(4.06m x 3.15m)

Exposed beams to ceiling. Eaves storage. Velux style window. Radiator.



Bedroom Three

13'3 x 8'10(4.04m x 2.69m)

Exposed beams to ceiling. Eaves storage. Velux style window. Radiator.



Garage

Up and over door. Power. Light.

Access

Accessed via electric front gate. Courtyard to front with ample space for parking, leading to garage. Communal garden area.

Gardens

Extensive lawned south-facing gardens to sides of property with shrubbery to borders including fruit trees. Patio area. Summerhouse. Beautiful countryside views of Esclusham mountains. CCTV externally.



Additional Photo



Additional Photo



Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you

further.

Services

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

Mortgage Advice

Town and Country Property Services 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.

Hours of Business

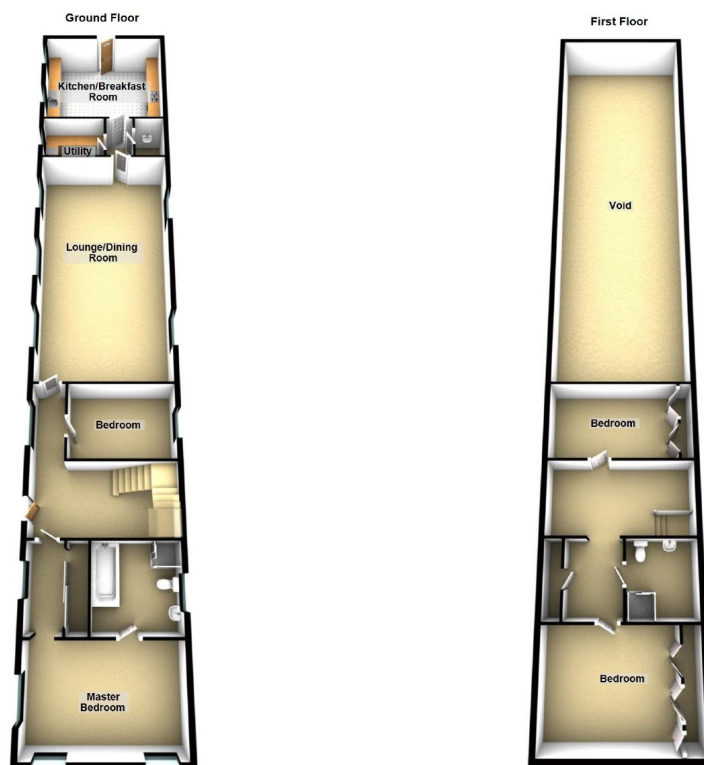
Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

Sunday - CLOSED

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.propertyphotography.com. Direct Dial 01978 285 007. Plan produced using PlanIt.

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