



Ty Sioned Llandegla Crown Crossroads, Llandegla, Wrexham, LL11 3AG

£399,950

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EPC - C72

Council Tax Band - F

Tenure - Freehold

, Llandegla

4 Bedrooms - House - Detached

Offered For Sale with NO ONWARD CHAIN is this spacious and highly appointed four/five bedroom detached family home situated in the favoured residential village of Llandegla. The property is situated in a semi rural setting with feature tiered landscaped gardens. Benefitting from an open aspect to the rear and enjoying views over adjoining farmland and countryside

INTERNAL VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.
EPC - C72, Council Tax Band - F, Tenure - Freehold



Description

In brief the accommodation comprises: reception hall, lounge with fantastic views, dining room, snug/bedroom four, kitchen, downstairs shower room, and utility room. To the first floor you will find a landing, principle bedroom with fitted bedroom furniture, three further bedrooms and a well appointed modern bathroom. Outside the property is approached by a brick paved herringbone driveway providing off road parking for several vehicles, lawned gardens will be found at the side, larger than average garage with up and over doors and attic storage space, power and light. The rear garden is predominantly laid to lawn enjoying an open aspect to the rear. Being tiered with amazing views. The property benefits from majority double glazed windows and gas central heating. Added benefits of full integrated security system system on the premises, with security camera on all sides of the property, including a camera, ring doorbell.



Entrance Hallway

With tiled flooring and stairs raising to the first floor, radiator and doors leading off to all rooms-

Snug/ Bedroom Five

10'11" x 8'6" (3.33 x 2.59 (3.34 x 2.6))

Currently being used as a gym, but could be an additional bedroom or home office. With solid wood flooring, uPVC french double doors to the front elevation, window to the side and pull down projector and radiator.

Dining Room

9'10" x 9'10" (3.00 x 3.00)

Bright and spacious with uPVC window to the front elevation, window to the side, solid wood flooring, radiator, wall lights and timber door leading through to the utility room.

Kitchen

10'11" x 11'10" (3.33 x 3.61)

Having a range of shaker wall and base units with a complimentary work surfaces and black quartz effect splash backs, inset sink unit with drainer, double range style cooker with stainless steel extractor fan over, space for fridge/freezer and washing machine, tiled flooring, uPVC double glazed french doors to the rear elevation overlooking the fantastic views of open farmland.

Living Room

15'9" x 12'6" (4.80 x 3.81)

With solid oak flooring, feature stone fireplace and hearth with gas effect insert fire, double french doors to the rear of the property which leads onto an open patio, coving and window to the side elevation.



Shower Room

Modern and fully tiled and fitted with a three piece suite comprising of a double shower cubicle with waterfall shower head over, vanity sink unit with electric mirror over and low level w.c and heated towel rail.

Utility room

7'8" x 4'1" (2.34 x 1.24 (2.33 x 1.25))

With laminate flooring and uPVC windows to the side and front elevation, space for tumble dryer with worktops over and uPVC part glazed door leading to the rear elevation.

Upstairs landing

With loft access, brick feature wall, window to the front elevation and doors leading to all rooms-

Bedroom One

15'9" x 12'6" (4.80 x 3.81)

Fitted with a range of bespoke wardrobes and drawer units, uPVC window to the rear elevation to make the most of the views over the Clwydian Hills, wall lights and radiator.

Bedroom Two

9'10" x 9'10" (3.00 x 3.00)

With uPVC window to the front elevation, radiator and ample space for furniture.

Bedroom Three

11'10" x 11'5" (3.61 x 3.48)

With solid wood flooring and bespoke fitted wall units and drawers, radiator and uPVC window to the rear elevation.

Bedroom Four

10'11" x 8'6" (3.33 x 2.59 (3.34 x 2.6))

With uPVC window to the front elevation, two fitted cupboards and radiator.

Family Bathroom

0'0" x 0'0" (0.00 x 0.00)

A bright and modern bathroom being fully tiled with travertine tiles and fitted with a white three piece suite to include a white panelled bath, W.C., and pedestal sink all with chrome fixtures, heated towel rail, obscured uPVC window to the side elevation.

Garage

With larger than average garage with up and over doors and attic storage space, power and light.

Outside

Outside the property is approached by a brick paved herringbone driveway providing off road parking for several vehicles, lawned gardens will be found at the side. To the rear is an immaculately maintained five tier garden, to include raised patio area with Indian stone which overlooks the magnificent views over open farm land and the Clwydian Hills, a separate tier which houses a 20"x10" timber insulated bar with optics which includes a hot tub!! large lantern feature lights, two separate timber sheds, dog run measuring 12'x4', the bottom tier "The Pottage" includes raised vegetable beds and feature fire pit.

The gardens are vast, and a must see!

Directions

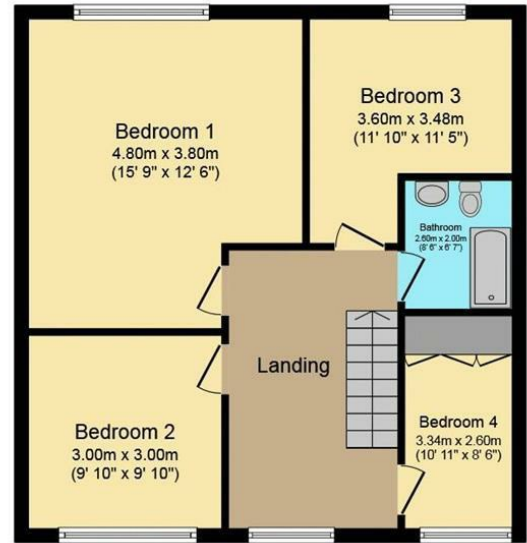
From our office in Ruthin take the A525 Wrexham Road proceeding through the village of Llanfair DC and continue through the Nant Y Garth Pass and after 7 miles continue to the traffic lights. Turn left at the traffic lights onto the A5105 Chester Road whereupon Ty Sioned will be found on the left hand side.





Ground Floor

Floor area 80.3 sq.m. (865 sq.ft.) approx



First Floor

Floor area 59.2 sq.m. (638 sq.ft.) approx

Total floor area 139.6 sq.m. (1,502 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.