



The Brook, Ffrwd Road, Cefn Y Bedd, Wrexham, LL12 9TS
Offers In Excess Of £500,000

Set behind electric privacy gates, 'The Brook' is a 3 double bedroom, 2-bathroom, detached bungalow with underfloor heating throughout and double garage constructed in 2021 to an exceptionally high specification with a contemporary, sociable and practical design. The rendered elevations with anthracite grey windows and doors provide a stylish first impression that is mirrored as you enter the living accommodation. Conveniently located between Wrexham city centre and Mold, a wide range of amenities, public transport and beautiful countryside walks are all within easy reach. Briefly comprising a composite entrance door opening to the L-shaped welcoming hall with heated oak engineered flooring complimented by oak veneer internal doors. The impressive living room with dual aspect flows through to the family sized dining area providing an excellent entertaining space with access through bi-fold doors onto the sun terrace with glass balustrade. A beautifully appointed open plan kitchen breakfast room features an extensive range of base and wall cupboards complimented by a good sized central island providing excellent work surface areas. The utility room offers further storage together with plumbing and space for all of the necessary appliances. 3 double bedrooms with the spacious principal bedroom featuring French doors opening to the rear garden and a well appointed en-suite shower room. The attractive fully tiled family bathroom has been luxuriously designed to include a walk in shower and stylish freestanding bath. To the outside, the private driveway provides ample parking and guest parking and leads to the garage with convenience of an electric door. The beautifully landscaped sunny aspect gardens are a particular feature providing a private relaxing and sociable outdoor living space with seating areas, lawn and established flower beds alongside a tranquil gated brook. Energy Rating - B (85)

LOCATION

'The Brook' enjoys a lovely position close to open countryside and yet is only approximately 5 miles from Wrexham City Centre and 7 miles from the market town of Mold. The village of Cefn y Bedd has the benefit of excellent road links to the major commercial centres within the region as well as a train station to allow for daily commuting. The adjoining villages offer a range of convenient shopping facilities and amenities including the highly regarded Castell Alun Secondary School at Hope and primary school at Abermorddu. The area offers picturesque countryside with attractive walks up Hope Mountain or at Alyn Waters Country Park. The nearby Wrexham city centre offers a choice of shopping, leisure facilities and supermarkets together with public transport.

DIRECTIONS

From Wrexham city centre proceed along Mold Road passing the University on your right. Continue across the next 2 roundabouts along the A541 for approximately 4 miles passing through the village of Gwersyllt and The Hollybush public house and restaurant. Just after the bridge, turn left onto Ffrwd Road and the gated entrance will be observed on the right.

ACCOMMODATION

Anthracite grey composite entrance door opening to:

HALLWAY

Featuring oak engineered flooring, underfloor heating with individual room thermostats throughout the property, acoustic wall panelling, oak veneer doors with chrome handles, inset ceiling lighting, ceiling hatch to roof space and ceiling light tube.

LOUNGE 14'8" x 11'1" (4.49m x 3.39m)

A light and airy reception room having a dual aspect with upvc double glazed windows to front and side, a continuation of the heated oak engineered flooring and inset ceiling spotlights.

DINING AREA 11'5" x 11'5" (3.5m x 3.5m)

A lovely entertaining space which easily accommodates a family sized dining table, fitted with oak engineered flooring, inset ceiling spotlights and aluminium grey bi-fold doors providing a lovely aspect across the sun terrace with glass and chrome balustrade.

KITCHEN/BREAKFAST ROOM 15'1" x 11'5" (4.6m x 3.5m)

Appointed to a high specification with a stylish range of base and wall cupboards complimented by work surface areas including a good sized central island incorporating breakfast bar, five ring induction hob with ceiling hanging extractor hood above, cutlery and pan drawers below and additional base cupboards, integrated dishwasher, integrated fridge freezer, integrated wine cooler, double oven/grill, integrated microwave, plinth LED lighting, 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, inset ceiling spotlights and heated oak engineered flooring.

UTILITY 11'5" x 6'10" (3.5m x 2.1m)

A good sized utility room offering practical living space to include fitted base and wall cupboards with wood effect work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, plumbing for washing machine, space for dryer, tiled flooring, extractor fan, inset ceiling spotlights and space for American style fridge freezer with water connection.

BEDROOM ONE 18'5" x 13'0" (5.63m x 3.98m)

A spacious principal bedroom featuring upvc double glazed French doors which lead out to the timber decked patio from which to admire the garden, two wall light points and connecting door to:

EN-SUITE 7'11" x 7'4" (2.43m x 2.25m)

Beautifully appointed with attractive fully tiled walls and heated tiled flooring, walk-in shower area with mains thermostatic shower and Drench style shower head, rectangular wash basin with mixer tap set within vanity unit, low flush w.c with dual flush, heated towel rail, upvc double glazed window, inset ceiling spotlights and extractor fan.

BEDROOM TWO 15'1" x 9'6" (4.6m x 2.9m)

A double bedroom with upvc double glazed window to front and fitted carpet with underfloor heating.

BEDROOM THREE 11'5" x 8'2" (3.5m x 2.5m)

Upvc double glazed window to rear, heated oak engineered flooring and ceiling hatch to roof space.

FAMILY BATHROOM 11'5" 9'6" (3.5m 2.9m)

A spacious and luxuriously appointed family bathroom having fully tiled walls and heated tiled flooring, walk-in shower area with mains thermostatic shower, Drench style shower head, hand held attachment and fitted splash screen, free standing double ended bath with free standing mixer tap and hand held shower take-off, low flush w.c with dual flush, rectangular wash basin with mixer tap within a white gloss vanity unit, Velux roof light window, inset ceiling spotlights and extractor fan.

OUTSIDE

Approached through electrically operated double privacy gates shared with the neighbouring property which leads to the private tarmac driveway providing ample parking, guest parking and space for caravan/motor home if required.

DOUBLE GARAGE 26'6" x 17'0" (8.1m x 5.2m)

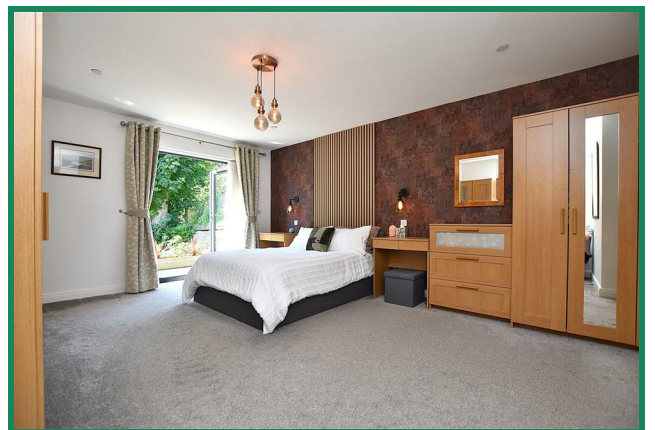
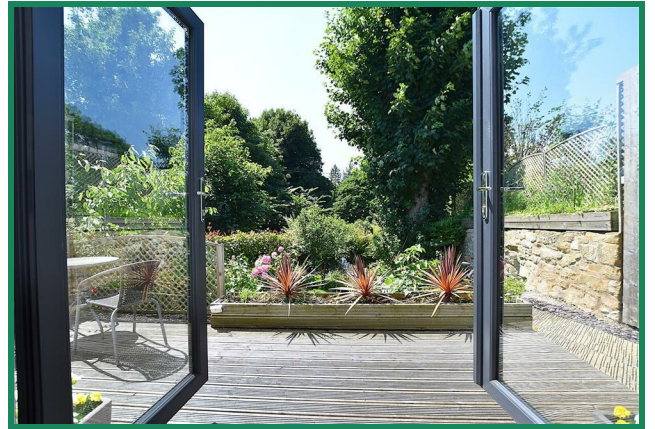
A good sized double garage having the convenience of an electric Hormann up and over door with electric sockets, lighting, Ideal Worcester gas combination boiler and ceiling hatch to useful attic space. To the side of the garage is an external electrical hook-up suitable for a caravan/motor home.

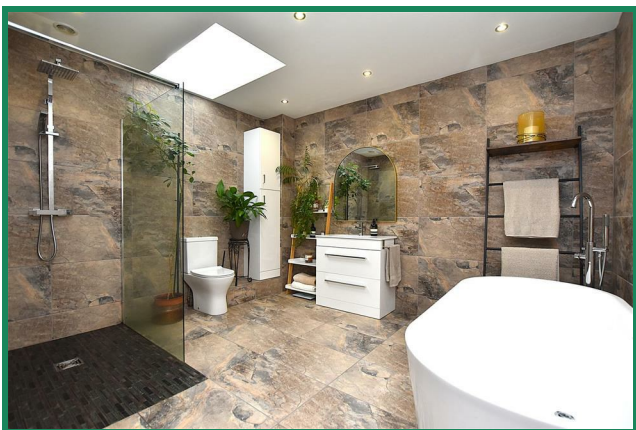
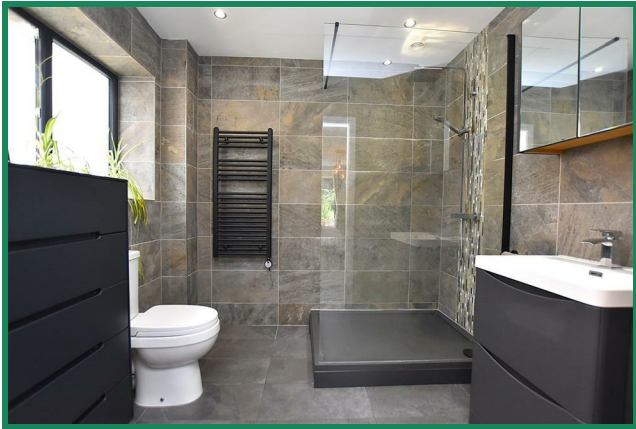
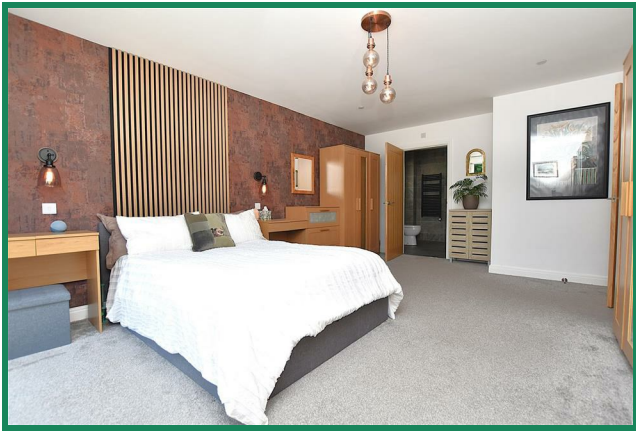
GARDENS

The side garden includes a lawned area with well stocked flowerbeds, attractive stone privacy wall and patterned concrete path. A rose arch leads to the beautifully landscaped rear garden which provides a calming and private outdoor entertaining space for children and adults to include a lawned area, two raised patios providing a lovely aspect across the garden, privacy hedging, part stone boundary wall and gated access to a further seating area alongside the brook.

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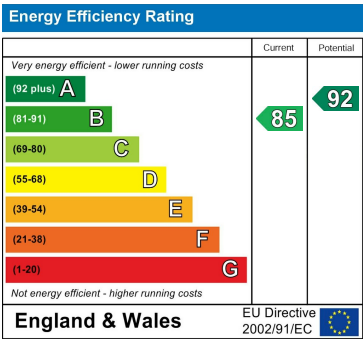
Floor Plan



Area Map



Energy Efficiency Graph



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