

**Valkyr, Stryt Issa, Penycae, Wrexham, LL14 2PP**

**Price £350,000**

Set behind electric gates on a country lane is this fabulous opportunity to recreate a lovely home in a semi rural location with lovely views over open countryside to include approximately 1.7 acres of grazing land. Formerly, Valkyr was home to a successful Great Dane Kennels business, however the property lends itself to a variety of uses, subject to any necessary planning consents. Located on the fringe of the village of Penycae with good road links to Wrexham, Chester and Shropshire, local shops, schools and train station at nearby Ruabon. The property requires a schedule of refurbishment and briefly comprises an entrance vestibule, hall with stairs to 1st floor landing, good sized lounge with dual aspect, dining room or 3rd bedroom, kitchen, shower room and rear enclosed porch. The 1st floor landing connects the 2 double bedrooms, both with lovely views. Bedroom 1 has a small walk on balcony. Externally, the gated drive provides ample parking for various types of vehicles/motor home/horse trailers etc and turning area, 2 garages, open fronted modern barn, workshop and former dog runs. Privacy hedging to the majority of boundaries, established trees and lawned garden that opens into the field/grazing land with panoramic views. Oil fired central heating, septic tank drainage. NO CHAIN. Energy Rating - F (34)

## LOCATION

Located on the fringe of the village of Penrycae approximately 5 miles from Wrexham city centre set surrounded by open countryside. The village and adjoining villages offers a convenient range of day to day shopping facilities, pubs, primary and secondary schools, supermarkets, pharmacy, doctors and dentists. There is a frequent bus service together with a train station in the nearby village of Ruabon. Picturesque countryside walks are within close proximity yet the area has the benefit of good road links to Wrexham, Chester and Shropshire allowing for daily commuting to the commercial areas of the region. The property is situated off an unadopted countryside lane.

## DIRECTIONS

From Wrexham take the A483 towards Oswestry taking the turning off signposted Rhosllanerchrugog, take the third exit off the roundabout and proceed into the Village of Johnstown. At the traffic lights turn right into the Village of Rhos and at the top of the hill turn left at the mini roundabout, continue straight across at the next mini roundabout, turn right at the top of the hill onto Stryt Issa passing the pharmacy on the left. Turn right, onto the lane at the sign for Rhos Rugby Club and continue for approx. ¼ of a mile and the gated entrance will be on the right.

## ON THE GROUND FLOOR

Part glazed entrance door opens to:

### VESTIBULE

With porthole style window and tiled flooring. Part glazed door opens to:

### HALLWAY

With staircase rising to first floor landing, two door coats cupboard, tiled flooring, radiator and cottage style doors off.

### LOUNGE 18'4" x 10'9" (5.6m x 3.3m)

Wood flooring, fireplace, upvc double glazed windows to front and rear, porthole style window and two radiators.

### DINING ROOM/BEDROOM THREE 11'1" x 8'10" (3.4m x 2.7m)

Upvc double glazed window to front, radiator and wood flooring.

### KITCHEN 13'1" x 8'10" (4m x 2.7m)

Appointed with a range of base and wall cupboards with work surface areas incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above, part tiled walls, radiator, electric cooker point, storage cupboard and part glazed door opening to:

### REAR PORCH

With tiled floor, upvc porthole style window and part glazed external door.

### SHOWER ROOM 5'10" x 5'2" (1.8m x 1.6m)

Appointed with a modern suite of walk-in shower with electric shower unit, wash basin set within vanity unit and matching w.c, chrome heated towel rail, fully tiled walls, tiled flooring and upvc double glazed window.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With upvc double glazed window to front, sliding door to airing cupboard housing the hot water cylinder and doors off.

### BEDROOM ONE 13'1" x 12'1" (4m x 3.7m)

Upvc double glazed windows to side and rear with views over countryside, radiator and eaves storage space.

### BEDROOM TWO 12'1" x 10'9" (3.7m x 3.3m)

Upvc double glazed window to rear, radiator, eaves storage space and part glazed door opening to walk-on balcony.

## OUTSIDE

Valkyr is approached through double metal electric gates on brick pillars leading to the private driveway providing ample parking and guest parking, two detached garages, open fronted barn and workshop (3.5m x 3.2m) with lighting and power. The garden extends to the front, side and rear which includes former dog pens, privacy hedging, established trees and an open aspect to the adjoining field which enjoys lovely views. A Mistral oil fired central heating boiler is located within the external boiler room and the drainage is via a septic tank.

## PLEASE NOTE

We have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.







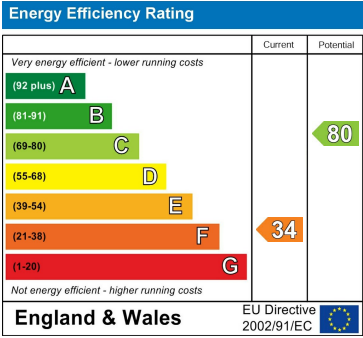
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.