



BOWEN

PROPERTY SINCE 1862



Offers in excess of £495,000

 6 Bedrooms  2 Bathrooms  Land-0.58 Acre

Llofft Wen, Heol Maelor,
Coedpoeth, Wrexham LL11 3LY

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General Remarks

An historic stone and slate built residence providing exceptionally well proportioned three reception room / six double bedroom / two bathroom accommodation occupying grounds of approximately 0.58 acre with useful out-offices including garaging for three cars in a popular village location three miles Wrexham and two miles A483.

This is a notable property of considerable character. The house is semi-detached from its neighbour, but you would never know it. It provides exceptionally well proportioned accommodation extending to over 3500 square feet (329 square metres). Briefly it comprises an entrance hall, three reception rooms, cellar, rear hall, breakfast kitchen with modern white units and range cooker, utility room, rear conservatory-style porch. On the first floor, the landing with cloakroom, leads to four double bedrooms, one en-suite, dressing room and a bathroom. On the second floor there are a further two double bedrooms with views from the front towards the Shropshire Plain. The house is gas centrally heated and part PVCu double glazed. The property stands in grounds of approximately 0.58 acre (0.23 ha) including established gardens and safely enclosed rear courtyard, off which there is garaging for three cars and other useful out-offices.



Historical Note: According to A.N. Palmer in his book "A History of the Local Townships" the first mention of "Llofft Wen" appeared in rate books of 1724. It is then presumed that the property was re-built prior to a deed dated 25th March 1806. It is reported that an unlawful meeting of the Calvinistic Methodists was disturbed at "Llofft Wen" in 1747-48. In the 19th century William Low lived at the property and he prepared the first practical plans for a double tunnel under the English Channel.

Location: The property is situated on the lower slopes of the village in the area known as "Adwy". It lies on the A525 less than three miles from Wrexham and only a mile from the nearest access onto the A483. Wide ranging village amenities include a choice of Welsh and English speaking Primary Schools; a Public Library; both Dental and Medical Centres and a variety of Shops and Hostelryes.

Constructed of part-rendered stone-built external elevations beneath a slated roof.

Accommodation

On The Ground Floor:

Entrance Hall: 15' 6" x 15' 0" (4.72m x 4.57m) maximum. Approached through double arched doors with fan-light above. Ornate corniced ceiling and frieze beneath two picture rails. Three arched casement windows with folding shutters. Radiator. Storage cupboard with hanging rail, shelving and radiator. Double power point.

Study: 13' 0" x 9' 11" (3.96m x 3.02m) average. Art Deco-style tiled fireplace. Similar ceiling to the Hall. Radiator. Triple casement arched window. Two double power points.

Lounge: 28' 0" x 16' 10" (8.53m x 5.13m) maximum into bay window. Living flame electric fire to a period-style fireplace surround. Window seat. Two exposed ceiling beams. Built-in cupboards and shelving to alcove. Three radiators and skirting radiator. Seven wall-lights. Television and satellite aerial points. PVCu framed double glazed window. Five double power points.

Dining Room: 16' 8" x 12' 7" (5.08m x 3.83m) Access to Cellar. Secondary enclosed staircase leading off. PVCu framed windows to side and rear. Plate-rack. Radiator. Four double power points. Television and satellite aerial points.

Inner Hall: 8' 8" x 7' 3" (2.64m x 2.21m) maximum. Radiator. Quarry tiled floor. Cloaks hooks. Understairs storage cupboard.

Breakfast Kitchen: 18' 7" x 11' 10" (5.66m x 3.60m) Fitted ranges of modern white high gloss laminate fronted units including a single drainer one-and-a-half-bowl stainless steel sink inset into a total of eleven-doored base units with extended work surfaces, beneath which there is an integrated dishwasher. Adjoining tall larder cupboard and seven-doored suspended wall cabinets. Half tiled walls. Quarry tiled floor. Two pendant light points. Four double power points. PVCu framed double glazed windows to both sides. Two radiators. "Belling Kensington" seven-burner range cooker.

Utility Room: 11' 1" x 7' 1" (3.38m x 2.16m) Fitted laminate fronted units including a single drainer stainless steel sink unit inset into a range of seven-doored base cabinets, two concealing a safe. Fourteen-doored suspended wall cabinets. Metal framed single glazed window. Two double power points and electric cooker point.

Rear Porch: 9' 10" x 5' 9" (2.99m x 1.75m) Of PVCu framed double glazed and panel construction. Ceramic tiled floor.

On The First Floor:

Landing: 18' 2" x 16' 1" (5.53m x 4.90m) maximum and 19'6" x 6'6" (5.94m x 1.98m) with staircase leading off to the Second Floor. WC and airing cupboard to three-quarter staging. Galleried stairhead. Two original arched casement windows. Two radiators. Double power point.

Bedroom 1: 18' 0" x 18' 0" (5.48m x 5.48m) Including ranges of fitted wardrobes and chests of drawers. PVCu framed double glazed windows to either side. Airing cupboard.

En-Suite Bathroom: 12' 0" x 5' 10" (3.65m x 1.78m) Fitted three piece white suite comprising a twin-grip panelled bath with shower screen and mains thermostatic shower above, pedestal wash hand basin and close coupled w.c. Chest of drawers and dressing table unit. PVCu framed double glazed window. Fully tiled walls. Radiator.









Walk-In Wardrobe: 6' 3" x 6' 0" (1.90m x 1.83m) With fitted shelving, hanging rail and radiator.

Bedroom 2: 21' 0" x 17' 2" (6.40m x 5.23m) Into bay window with PVCu framed double glazed units and three radiators. Marble fireplace surround. Four double power points. Two exposed ceiling beams.

Bedroom 3: 16' 10" x 12' 10" (5.13m x 3.91m) Including fitted wardrobes and dressing table units. Inset vanity wash hand basin and corner shower tray. Dual aspect with PVCu framed double glazed windows to side and rear.

Bedroom 4: 13' 1" x 9' 11" (3.98m x 3.02m) Including a four-doored wardrobe. Fireplace surround. Two double power points. Radiator.

Bathroom: 7' 8" x 5' 9" (2.34m x 1.75m) Fitted three piece white suite comprising a panelled bath, vanity wash hand basin and low level w.c. Half tiled walls. Original arched casement windows.

On The Second Floor:

Landing: 10' 0" x 6' 6" (3.05m x 1.98m) Over-stairs storage cupboard. Timber framed single glazed window.

Bedroom 5: 19' 3" x 16' 8" (5.86m x 5.08m) Including two built-in double wardrobes. Wall mounted gas convector heater. Two PVCu framed double glazed windows. Three double power points. Television aerial point. Fireplace surround. Views towards the Shropshire Plain.

Bedroom 6: 19' 2" x 19' 1" (5.84m x 5.81m) Including fitted wardrobes. Wall mounted gas convector heater. Radiator. Fireplace surround. Inset ceiling lighting. PVCu framed double glazed window. Three double power points.

Outside: The property enjoys a southerly aspect. There is an imposing recessed stone pillared access with double gates leading to a sweeping tarmac drive with ample Hardstanding to the front elevation and continuing to the side of the house to the rear where there is an enclosed courtyard containing a Boiler Room 11'8" x 10'6" (3.55m x 3.20m) with free-standing "Ideal Mexico" gas-fired central heating boiler.

No. 1 Garage 18'9" x 11'3" (5.71m x 3.42m). No. 2 Garage 19' x 13' (5.79m x 3.96m) maximum. No. 3 Garage 17' x 11'6" (5.18m x 3.50m) maximum. The garages are all fitted with double timber doors and with a central Outside WC.

Further brick-built Range of Outbuildings including an open-fronted Garden Store 8'6" x 6'2" (2.59m x 1.88m) and a Potting Shed 17'4" x 7'10" (5.28m x 2.38m).

The rear courtyard is safely enclosed by high wrought-iron double gates at the rear corner of the property.

Informal lawned front garden with stocked shrubbery and flower borders together with a variety of mature trees and two water features. Timber built Summerhouse.

Services: All mains services are connected subject to statutory regulations.

The central heating is a conventional radiator system effected by the free-standing "Ideal Mexico" gas-fired boiler situated in the outside Boiler House. The property is wired for a BT telephone system.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

Agent's Note: The fitted floor and window coverings together with light fittings are to be included at the quoted price.

EPC: EPC Rating – 52|E.

Council Tax Band: The property is valued in Band "G".

Directions: For satellite navigation use the post code LL11 3LY. Leave Wrexham on the A525 Ruthin Road continuing for approximately three miles until entering the village speed matrix. Continue for about 300 yards when the entrance to the property will be observed on the right just before the turning into "The Paddocks".



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