



BOWEN

PROPERTY SINCE 1862

Offers in the region of £695,000

 5 Bedrooms  2 Bathrooms

Clays Ford, Asney Lane, Erbistock,
Wrexham LL13 0DS

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General Remarks

A skilfully refurbished and extended detached country residence providing well-presented and proportioned three reception room / five bedroom / two bathroom accommodation of approximately 2,300 square feet (213 square metres) in a splendid rural location between the villages of Marchwiel and Overton on Dee overlooking the River Dee and surrounding countryside.

This handsome detached country property was originally constructed in 1959. The second floor was added in 2003 and it was then extensively refurbished in 2016. The well-presented accommodation now comprises a central entrance hall; cloakroom; lounge opening to study; a stunning over 24' square dining kitchen, the kitchen fitted with duck-egg shaded high gloss units and the living / dining area fitted with large "Velux" double glazed roof-lights, picture and French windows overlooking the rear garden; side hall and utility room. On the first floor a central landing with 16' (4.87m) high ceiling leads to three double bedrooms, a dressing room and four piece family bathroom. On the second floor there are two further double bedrooms and a shower room. The house is double glazed and oil centrally heated.



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SINCE 1862

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Outside a recessed gated tarmac drive with secondary parking off leads to a tarmac driveway with space for several vehicles also giving access to a detached brick and tiled DOUBLE GARAGE with adjacent aluminium framed greenhouse and double timber-built stable/storeroom. The gardens are a particularly attractive feature being part terraced, largely grassed with a choice of seating areas, herbaceous borders and mature fir trees.

Location: "Clays Ford" is situated about two hundred yards off the A528 between the villages of Overton on Dee (1 mile) and Marchwiell (3 miles) where all usual village amenities are available. It occupies a stunning rural location on the banks above the River Dee and overlooks open countryside. The village of Ruabon is about two miles away, where there is a Railway Station and access onto the A483 trunk road leading to Wrexham (6 miles) and Chester (16 miles) to the north and to Oswestry (20 miles) and Shrewsbury (40 miles) to the south. Local facilities include The Cross Foxes Pub Restaurant and The Boat Inn.

Constructed: of brick-faced external cavity walls with cement rendering to part of the front elevation beneath a tiled roof.

Accommodation

Central Hall: 10' 0" x 9' 9" (3.05m x 2.97m) Approached through a composite door with double glazed side reveals. Understairs storage cupboard. Two wall-lights. Radiator. Three double power points.

Cloakroom: 7' 0" x 3' 8" (2.13m x 1.12m) Fitted two piece white suite comprising a pedestal wash hand basin with monobloc mixer tap and tiled splash-back and a close coupled dual flush w.c. Ceramic tiled floor. Chrome ladder radiator. Plate-shelf.

Lounge: 20' 4" x 12' 2" (6.19m x 3.71m) excluding rear rectangular bay window. Open "Minster" style fireplace. Four wall-lights. Eight double power points. Two radiators. Square opening to:

Study: 9' 5" x 9' 5" (2.87m x 2.87m) excluding door recess. French windows to the rear garden. Fitted shelving. Column radiator. Two wall-lights. Three double power points.

Open Plan Kitchen/Living/Dining Room: Viz:

Kitchen: 16' 2" x 11' 5" (4.92m x 3.48m) Fitted duck-egg blue high gloss fronted units including a double bowl "Belfast" sink set into a range of four-doored base cabinets with extended work surfaces, beneath which there is plumbing for a dishwasher. Range of four tall units, one accommodating an "Electrolux" electric double oven with heated "Neff" pan drawer beneath and the other accommodating space for an American-style fridge freezer. Central two single base units and drawer pack with an inset five-burner LPG "Neff" hob with a chimney-style extractor above. Suspended wall cabinets. Extractor fan. Inset ceiling lighting. Six double power points. Breakfast bar opening to:

Dining/Living Room: 26' 0" x 13' 2" (7.92m x 4.01m) Part sloping ceiling with two inset "Velux" double glazed roof-lights. Two end picture windows and French windows to the rear garden. Laminate flooring. Inset and pendant light-points. Five double power points. Under-floor heating.

Side Hall: 10' 8" x 3' 9" (3.25m x 1.14m) Side external door. Ceramic tiled floor.

Utility Room: 8' 9" x 8' 5" (2.66m x 2.56m) Stainless steel sink unit inset into a double base unit and extended work surface, beneath which there is space for three appliances. Two tall cabinets. "Velux" double glazed roof-light. Ceramic tiled floor. Four double power points.

On The First Floor:

Landing: 13' 6" x 9' 9" (4.11m x 2.97m) excluding recess with fitted book-shelving. Radiator. Three tall windows and 16' (4.87m) high ceiling with feature high circular window. Double power point.

Bedroom 1: 15' 2" x 12' 2" (4.62m x 3.71m) Column radiator. Dual aspect with windows to side and rear. Six double power points.

Dressing Room: 8' 5" x 6' 0" (2.56m x 1.83m) Fitted shelving and open fronted wardrobes. Two double power points.









Bedroom 2: 12' 8" x 10' 5" (3.86m x 3.17m) Including fitted double and single wardrobes. Radiator. Six double power points.

Bedroom 3: 9' 6" x 7' 0" (2.89m x 2.13m) Excluding a full-depth range of open fronted wardrobes. Fitted shelving. Radiator. Two double power points.

Bathroom: 10' 3" x 7' 2" (3.12m x 2.18m) Fitted four piece white suite comprising a panelled bath, corner shower enclosure with mains thermostatic shower fitting, w.c. with concealed cistern and adjacent storage, and a pedestal wash hand basin with monobloc mixer tap. Part tiled walls. Laminate flooring. Tall chrome ladder radiator. Double-doored medicine cabinet. Wall-light. Inset ceiling lighting.

On The Second Floor:

Landing: Double power point.

Bedroom 4: 15' 4" x 11' 9" (4.67m x 3.58m) at purlin level At purlin level with storage cupboards beneath. Two end windows and two "Velux" double glazed roof-lights. Radiator. Two over-bed lights. Four double power points.

Bedroom 5: 12' 4" x 10' 4" (3.76m x 3.15m) At purlin level with cupboard storage beneath. End circular window and two "Velux" double glazed roof-lights. Radiator. Two over-bed lights. Two double and one single power points.

Shower Room: 9' 8" x 4' 7" (2.94m x 1.40m) Fitted three piece white suite comprising a shower tray with folding screen door and mains shower fitting, wall mounted wash hand basin and close coupled dual flush w.c. Fully tiled walls. "Velux" double glazed roof-lights. Extractor fan.

Outside: A five-bar gated driveway extends down to the front of the property providing Parking for several vehicles and giving access to the detached brick-built and tiled Double Garage 18' x 17'8" (5.48m x 5.38m) fitted with an electric up and over and side personal door and two double power points. Rockery front garden and shrubbery border concealing the oil storage tank. To the side of the garage there is a Utility Area with an aluminium framed Greenhouse 10' x 10' (3.04m x 3.04m) with double power point and a timber built Double Stable/Storeroom Block 12'3" x 11'9" (3.73m x 3.58m) and 12'3" x 11'2" (3.73m x 3.40m) with double power point.

The Gardens: The gardens are a particular feature of the property being part terraced, laid mainly to lawns with herbaceous borders, and a choice of Seating Areas including a full-width rear flagged Patio with steps leading down to the garden beyond. To the perimeter of the plot there is a Decked Area with steps down to a wildlife garden beyond.

Services: Mains water and electricity are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the free-standing oil-fired combination boiler situated in the Outside Boiler Room with double power point. Outside tap and lighting system. Private drainage.

Tenure: Freehold. Vacant Possession on Completion.

Note: Certain fitted floor, window coverings and light fittings are available by negotiation.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 53|E.

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

Directions: For satellite navigation use the post code LL13 0DS. Leave Wrexham on the A525 Whitchurch Road. On entering Marchwiell turn right onto the A528 signposted Overton. Continue for about three miles until passing over Overton bridge by The Cross Foxes Pub then turn first left onto Asney Lane. The property will be seen after about 200 yards on the left.



