
Wingetts

More than just estate agents



Pen Y Nant, Short Lane, Newbridge, LL14 3JL

Price £249,950

A spacious and well-appointed five-bedroom, two-bathroom semi-detached home, set in an elevated and peaceful location in Newbridge. The property benefits from generous off-road parking for up to four vehicles, as well as a garage and a useful store/workshop. Arranged over three floors, the home offers flexible and versatile family living. The ground floor features two reception rooms, a separate dining room, a conservatory, a well-equipped kitchen, a study, and a convenient W.C. On the first floor, there are four bedrooms along with a modern family bathroom. The second floor is dedicated to an impressive master suite, complete with a dressing room and a private en-suite bathroom. Outside, the property boasts an enclosed, low-maintenance rear garden—ideal for relaxing or entertaining. Early viewing is highly recommended to fully appreciate the space, layout, and potential this excellent home has to offer. Energy Rating D (63)

Location

Located in the village of Newbridge which offers arguably some of the best views of the Dee Valley and Mountainous landscape. Tesco Supermarket is only a short distance away. Excellent road links to the A483 By Pass provides for daily commuting to the major commercial and industrial centres of the region including Chester, Wrexham and Oswestry. The neighbouring village of Ruabon has the benefit of a Train Station and a public transport bus service operates within the area. There are both primary and secondary schools within a short distance.

Accommodation

UPVC entrance door with windows either side opens into the god sized porch. Stable door opens into:-

Kitchen/Breakfast Room

The breakfast area flows seamlessly into the kitchen, which is fitted with a comprehensive range of base and wall-mounted units, complemented by generous work surface areas. The kitchen incorporates a sink unit with mixer tap, positioned beneath a UPVC double-glazed window. Integrated appliances include a dishwasher, along with a Rangemaster cooker with extractor hood above and a feature splashback. Further benefits include a tiled floor, recessed spotlights to the ceiling, and a contemporary tall radiator, creating a stylish and practical space ideal for everyday living and entertaining.

Study/Play Area

Versatile space leading off the breakfast area with window to side.

Sitting Room

A cosy and inviting room featuring a characterful exposed brick chimney breast, housing a multi-fuel burner. A window to the side allows for natural light, while a useful understairs storage area adds practicality. The room is finished with wooden flooring and a radiator, creating a comfortable and welcoming space.

Hallway

Stairs rise to the first floor with WC off and door to:-

Lounge

A spacious family room featuring a central wood burner set against an exposed brick surround, creating a striking focal point. The room benefits from wood flooring and offers access through to both the dining room and conservatory, making it ideal for family living and entertaining.

Dining Room

A charming room featuring an ornamental fireplace set within an attractive surround, complemented by bespoke tiled detailing. The space benefits from exposed wooden flooring, a window to the rear allowing for natural light, and a radiator.

Conservatory

A delightful addition to the living space, featuring UPVC double-glazed windows with decorative stained glass inserts and a door leading out to the garden. The room is finished with a tiled floor and a radiator, creating a bright and comfortable area to enjoy year-round.

On The First Floor

Stairs rise from the hallway to the first floor landing with doors off to all rooms.

Bedroom 2 11'2" x 14'2" (3.42 x 4.34)

Feature ornamental fireplace, UPVC window with far reaching views, built in cupboard, radiator.

Bedroom 3 11'2" x 11'8" (3.42 x 3.58)

Ornamental fireplace, shower enclosure, window and radiator.

Bathroom

Free standing bath with shower take off, wash hand basin, window, radiator.

Separate W.C

Bedroom 4 10'5" x 7'4" (3.20 x 2.24)

Window, radiator.

Bedroom 5 7'0" x 8'5" (2.15 x 2.59)

Currently utilised as an office with window and radiator.

Master Bedroom Suite

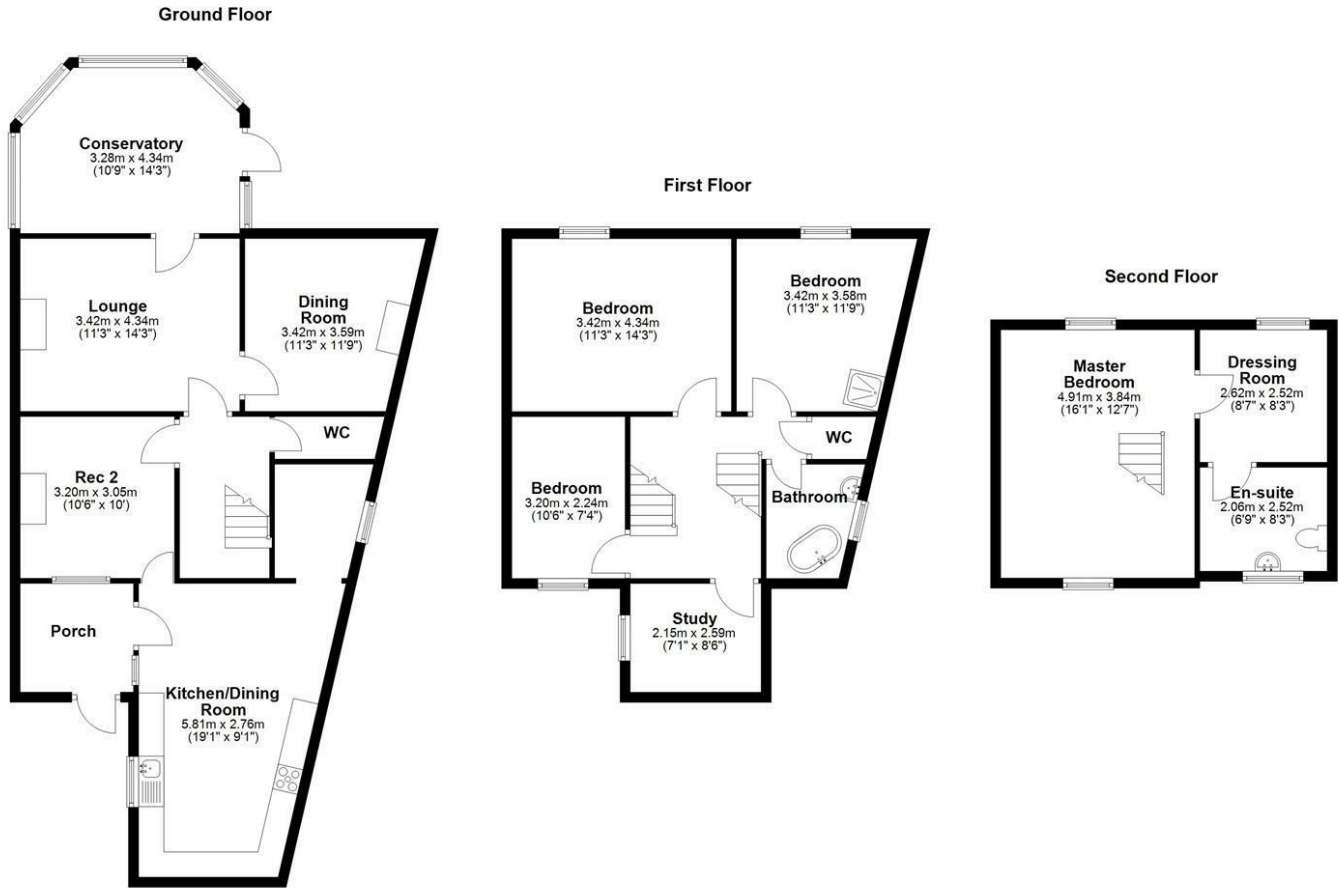
Occupying the entire second floor is an impressive and spacious master suite, enhanced by dual-aspect windows that flood the room with natural light. Character features include an exposed brick chimney breast and attractive beams to the ceiling, adding warmth and charm. The suite benefits from a generous dressing room with fitted wardrobes, a window, and further ceiling beams, leading through to a well-appointed en-suite. The en-suite comprises a shower enclosure, wash hand basin set within a vanity unit, W.C., window, and a heated towel rail.

Outside

To the front of the property is a large parking area providing ample off-road parking for multiple vehicles, along with a garage, and a useful brick-built store/workshop. The enclosed rear garden is designed for low maintenance and offers a delightful outdoor space, ideal for relaxing and entertaining.



Floor Plan

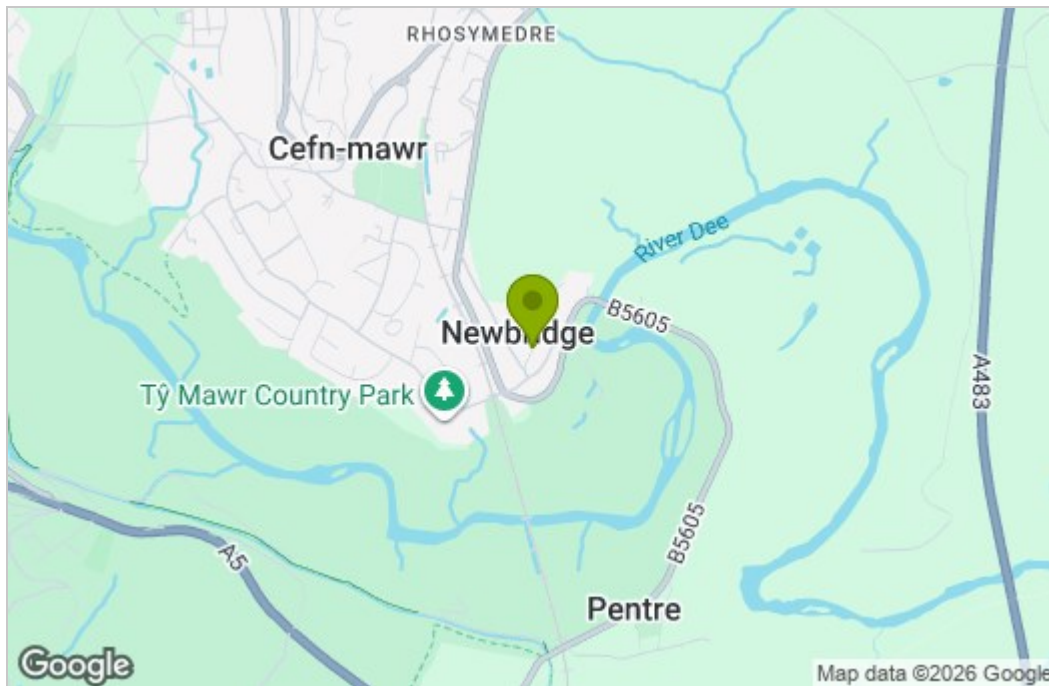


Total area: approx. 173.7 sq. metres (1869.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate.
 Not to Scale. www.propertyphotographic.com.
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 Plan produced using PlanUp.

Pen Y Nant KAD

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		63	
(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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