2 FENNANT COURT

PENTRE BYCHAN | WREXHAM

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Wrexham 3.5 miles | Chester 13 miles | Oswestry 13.1 miles
Liverpool 30 miles | Manchester 53 miles | London Euston 2 hours 3 minutes
(Distances and time approximate)

An exceptional family residence, beautifully updated and finished to an exacting standard, enjoying an idyllic private setting with expansive landscaped gardens and approximately 12 acres.

Superb private setting within an exclusive development of distinctive homes

An impressive kitchen/dining room and beautifully proportioned sitting room

Four bedrooms arranged over two floors, including a principal suite and ground-floor guest suite

Expansive landscaped gardens and extensive patio areas, ideal for al fresco entertaining

Private gated driveway, detached garage, substantial steel-framed workshop and first-floor man cave/office

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LOCATION & SITUATION

Fennant Court enjoys a particularly appealing and convenient setting just off Wrexham Road in Pentre Bychan, close to the popular village of Johnstown. Surrounded by open countryside and farmland, the development provides a wonderful semi-rural environment whilst remaining exceptionally well placed for everyday amenities, schooling and transport connections.

For a wider range of shopping, leisure and recreational facilities, Wrexham is within easy reach. As the largest town in North Wales, Wrexham offers an extensive selection of shops, restaurant and cafés

Road: The A483 provides excellent road connections towards Wrexham, Chester, Oswestry and beyond. The A55 is also readily accessible, linking with Chester, Liverpool and the wider North West.

Rail: Shrewsbury railway station offers direct rail services to London, Birmingham and Chester. Wrexham train station offers direct links to Chester, Liverpool and Manchester.

Air: Liverpool John Lennon Airport is approximately 43 miles, Manchester Airport approximately 49 miles, and Birmingham Airport approximately 89 miles.

Schools: The property is well placed for a range of local schooling options, including Ysgol Yr Hafod in Johnstown, together with schools in Ruabon and the wider Wrexham area.

Sporting: For recreation, Bonc yr Hafod Country Park and Stryt Las Park are both within easy reach, providing attractive spaces for walking and outdoor enjoyment.

2 FENNANT COURT

2 Fennant Court is an incredibly impressive family home which has been extensively updated and thoughtfully finished to an exceptional standard. Occupying a wonderfully private position within an exclusive development of distinctive homes, the property combines beautifully presented and versatile accommodation with expansive landscaped gardens, excellent ancillary buildings and approximately 12 acres of land.

BAR

THE ACCOMMODATION

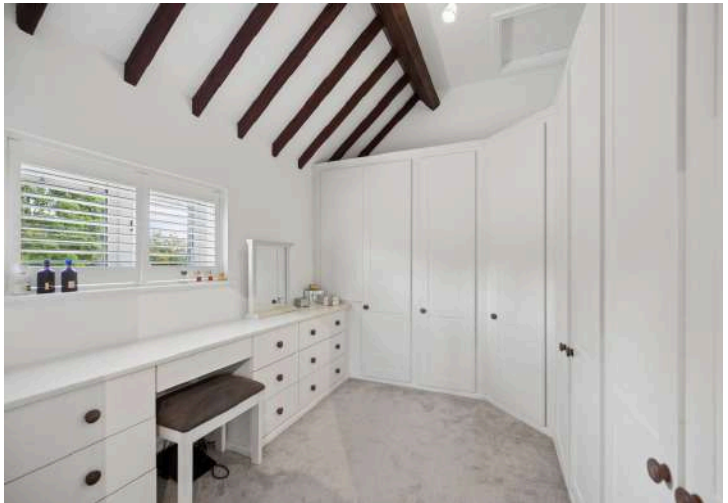
An impressive reception hall forms a superb introduction to the house and provides access to the principal accommodation, with an attractive staircase rising to the first-floor landing. The interiors have been carefully designed to create a wonderful balance between stylish contemporary living and practical family accommodation.

At the heart of the home is a superb kitchen/dining room, providing an exceptional space for everyday family life and entertaining. Beautifully appointed and generously proportioned, this impressive room creates a natural focal point for the house and is complemented by the excellent flow of accommodation throughout the ground floor.

The principal sitting room is equally impressive, offering a wonderfully proportioned and welcoming space in which to relax and entertain. In addition, there is a further reception room which provides excellent flexibility and could be utilised as a study, home office, snug or additional family room, depending on individual requirements.

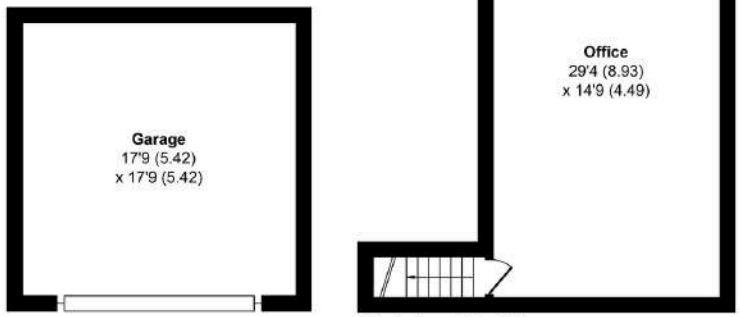
The bedroom accommodation is arranged over two floors and offers excellent versatility for family and guest living. The principal bedroom forms a particularly impressive suite with a dressing room (formerly the 5th bedroom) and en suite facilities, while there are three further bedrooms, including a guest bedroom suite on the ground floor. The remaining bedrooms are served by a well-appointed family bathroom.

The overall accommodation has been finished to a remarkably high standard and offers an exceptional opportunity to acquire a substantial and beautifully presented family home in a highly attractive private setting.



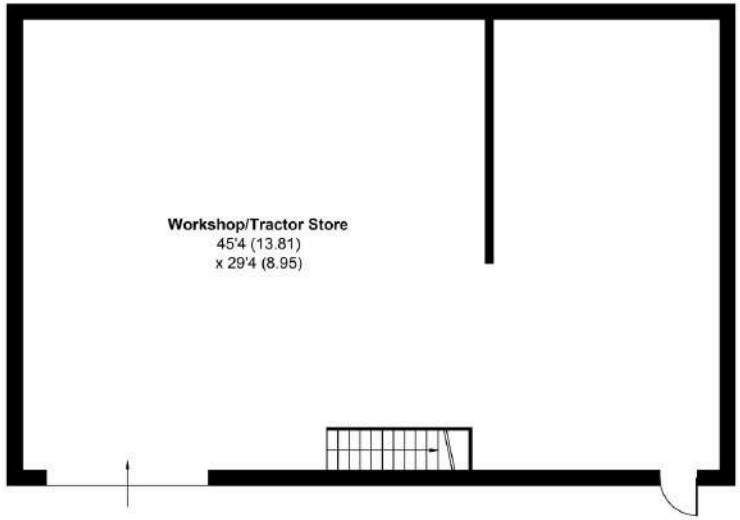
2 FENNANT COURT

Approximate Area = 2342 sq ft / 217.6 sq m
Garage = 315 sq ft / 29.3 sq m
Workshop = 1783 sq ft / 165.6 sq m
Total = 4440 sq ft / 412.5 sq m
For identification only - Not to scale

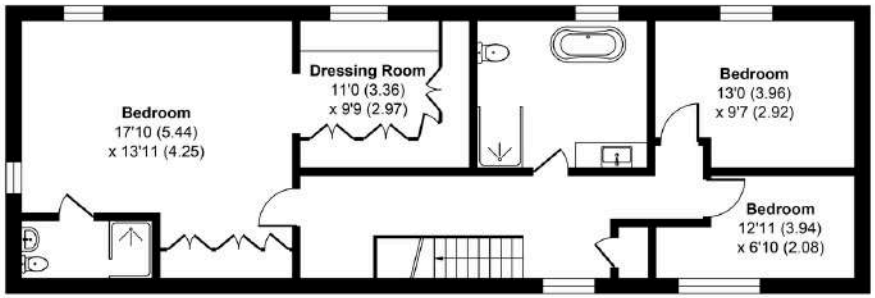


Garage

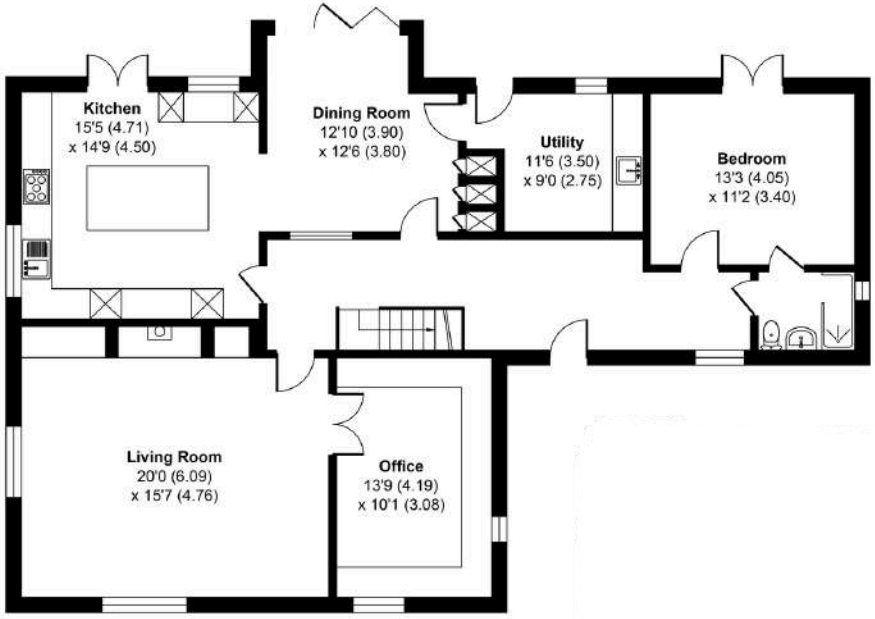
Workshop First Floor



Workshop Ground Floor



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

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GARDENS & GROUNDS

The house is approached through private gates, opening onto a generous driveway which provides ample parking and leads to the detached garage and additional private parking area. From the moment of arrival, the property enjoys an immediate sense of quality, privacy and space.

The gardens and grounds are a particular feature of 2 Fennant Court and provide a superb setting for the house. Beautifully landscaped and wonderfully expansive, they offer an excellent combination of formal garden space, open areas and extensive land.

The property further benefits from approximately 12 acres of land, adding considerably to the appeal and versatility of this exceptional home.

A substantial steel-framed workshop/storage building provides excellent ancillary accommodation.

GENERAL REMARKS

METHOD OF SALE
The property is offered for sale by private treaty.

TENURE & POSSESSION
We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES
We understand the property has the benefit of mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested by Halls.

LOCAL AUTHORITY
Wrexham County Council, Guildhall, Wrexham, LL11 1AY
Tel: 01978 292000

COUNCIL TAX
Council Tax Band – H

EPC
Rating – B

DIRECTIONS
What3Words ///published.manual.savers

From Shrewsbury, take the A5 northbound towards Oswestry, continuing to join the A483 towards Wrexham. Follow the A483 northbound, passing the Wrexham area and taking the appropriate exit towards Rhostyllen and Johnstown. Continue following the local road signs towards Pentre Bychan.

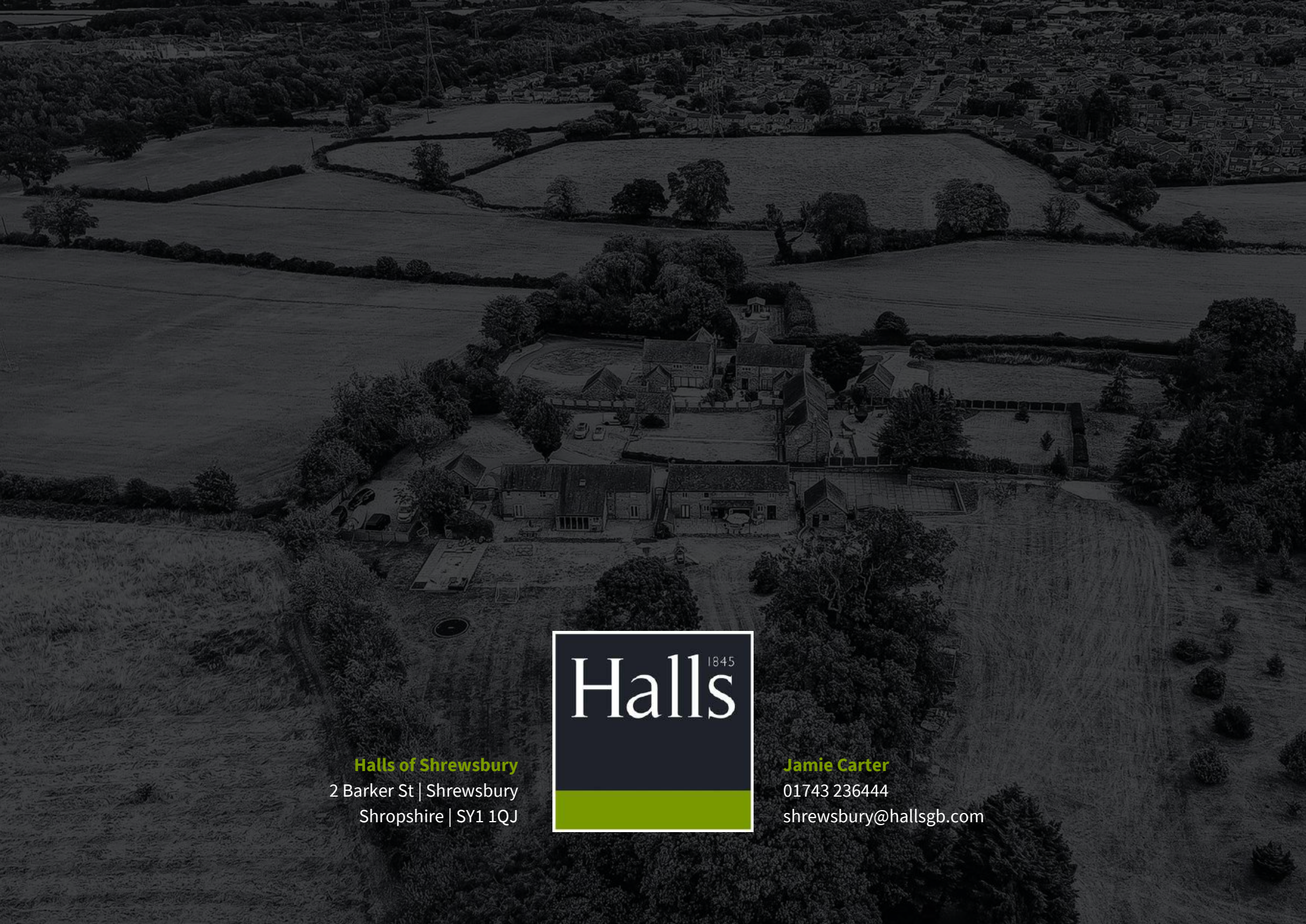
FIXTURES & FITTINGS
The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHT OF WAY & EASEMENTS
The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES
The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



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