

Town & Country

Estate & Letting Agents

Gledrid, Chirk

£670,000



This impressive detached home combines character features with modern design, offering spacious and versatile accommodation throughout. At its heart is a stunning open plan kitchen, living and dining area with vaulted ceilings, exposed beams, and a range of high-quality integrated appliances, perfect for both everyday living and entertaining. The property also benefits from a welcoming family lounge with bi-fold doors opening onto the rear garden, creating a seamless indoor-outdoor feel, alongside a useful utility room and well-appointed bathroom and en-suite facilities.

The accommodation includes five well-proportioned bedrooms, with a standout principal suite featuring a dressing room and stylish en-suite. Externally, the property is set behind private electric gates, offering ample parking, a double garage, and beautifully landscaped gardens with a large patio area ideal for entertaining. A detached, fully insulated office/games room adds further flexibility, making this an ideal home for modern family living.

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DESCRIPTION

An exceptional and beautifully presented detached home offering spacious and versatile accommodation throughout. The property boasts a stunning open plan kitchen, living and dining area with high-spec integrated appliances, a fantastic family lounge with bi-fold doors to the garden, and five well-proportioned bedrooms including a luxurious principal suite with dressing room and en-suite. Set behind private electric gates with ample parking, double garage, and landscaped gardens, this impressive home also benefits from a detached office/games room, ideal for modern living.



LOCATION

Situated in a sought-after and semi-rural setting, the property enjoys a peaceful position while remaining conveniently located for local amenities, schools, and transport links. The surrounding area offers a blend of countryside charm and everyday convenience, with nearby towns providing a range of shops, restaurants, and services. Excellent road connections allow for easy access to neighbouring areas, making this an ideal location for both families and commuters alike.



OPEN PLAN KITCHEN / LIVING / DINING ROOM

13.40m x 4.60m (43'11" x 15'1")

This impressive open-plan space forms the true heart of the home, with striking exposed roof timbers and character woodwork creating an immediate sense of style and scale. Ideal for both everyday living and entertaining, the kitchen is fitted with a comprehensive range of high-quality wall and base units, complemented by granite work surfaces. A central island with breakfast bar incorporates a Franke sink with mixer tap and boiling water tap, along with an integrated Miele dishwasher. Further appliances include two AEG ovens, an AEG microwave, integrated fridge and freezer, and a fully integrated AEG bean-to-cup coffee machine.

The room benefits from solid oak flooring with underfloor heating, double glazed windows to the front and side, and Velux roof windows allowing for an abundance of natural light. Doors lead through to the utility room and cloakroom, while an oak staircase rises to the principal suite and a further staircase leads down to the lounge.

UTILITY

3.40m x 2.66m (11'1" x 8'8")

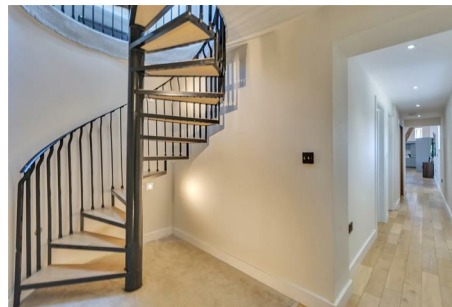
A well-proportioned utility space fitted with a range of units, sink with mixer tap, and plumbing for a washing machine. Additional features include tiled flooring, heated towel rail, and housing for the oil-fired combination boiler.



FAMILY LOUNGE

7.34m x 4.25m (24'0" x 13'11")

Situated on a lower level, the lounge offers a warm and inviting atmosphere, perfect for relaxing. Natural light floods the room through two double glazed windows and oak bi-fold doors opening onto the rear garden, creating a seamless indoor-outdoor connection. Finished with solid oak flooring and underfloor heating, the room also features an attractive fireplace with flame-effect gas fire and a built-in media wall.



HALLWAY

Providing access to the bedrooms, with double glazed windows overlooking the garden, underfloor heating, and a striking wrought iron spiral staircase leading to an additional bedroom area.

CLOAKROOM

Fitted with W/C and wash hand basin set within a vanity unit, complemented by wood panelled walls.



BEDROOM FOUR

3.85m x 2.85m (12'7" x 9'4")

A comfortable double bedroom with front-facing double glazed window, underfloor heating, and access to an en-suite.



BEDROOM FIVE

3.67m x 2.55m (12'0" x 8'4")

A well-sized bedroom with a double glazed window to the front and underfloor heating.



FAMILY BATHROOM

Stylishly appointed with a quality suite including a freestanding bath, separate shower enclosure, W/C and wash hand basin. Additional features include underfloor heating, heated towel rail, double glazed window, and a distinctive curved tiled wall.



BEDROOM THREE

3.82m x 2.94m (12'6" x 9'7")

A good-sized double bedroom with front-facing double glazed window and underfloor heating.



MASTER BEDROOM ENSUITE

Finished to a high standard with a shower enclosure featuring a Hansgrohe multi-jet system, W/C, wash hand basin, heated towel rail, and extractor fan.

DRESSING ROOM

Fitted with a range of shelving, hanging rails, and drawer units, providing ample storage.



REAR GARDENS

Beautifully maintained and thoughtfully landscaped, the rear garden features a large paved terrace ideal for outdoor dining and entertaining. The space extends to well-kept lawns, mature trees, and established borders, offering a high degree of privacy and year-round enjoyment.



EN SUITE

Fitted with shower, W/C and wash hand basin, along with a double glazed window and underfloor heating.

SECOND LANDING

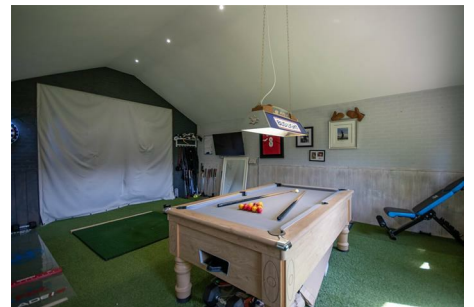
With Velux window, leading to bedroom two.



BEDROOM TWO

4.54m x 2.94m (14'10" x 9'7")

A generously sized double bedroom with a side-facing double glazed window and radiator.



OFFICE/GAMES ROOM

7.30m x 4.80m (23'11" x 15'8")

A versatile, fully insulated outbuilding with power and lighting, currently used as a games room but equally suited for a home office, studio, or gym. Positioned away from the main house for added privacy, it also benefits from a covered hot tub area (hot tub included).



BEDROOM ONE

4.76m x 4.08m (15'7" x 13'4")

Accessed via stairs from the main living area, this impressive principal suite offers a luxurious feel, with exposed beams and Velux windows adding character. The room also benefits from a dressing room and a high-spec en-suite.



EXTERNAL

The property is approached via private electric double gates leading to a spacious driveway, offering ample parking and turning space for multiple vehicles. An attractive oak-framed porch with oak door provides access to the home, alongside a lawned frontage and paved pathway.



DOUBLE GARAGE

7.00m x 6.30m (22'11" x 20'8")

A substantial double garage with electric roller door, eaves storage, and loft access via drop-down ladder.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Council Tax Band - E

Tenure - Freehold

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.



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 most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	