



BOWEN

PROPERTY SINCE 1862

Asking Price £525,000

 4 Bedrooms  2 Bathrooms

Ashley House, Pant Lane, Gresford,
Wrexham LL12 8EU

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General Remarks

An extremely handsome and very well proportioned and extended detached period family property constructed in the double fronted style having twin bays with accommodation that retains a wealth of period charm and character. The house features its original fireplaces and floors, panelled original doors and plaster ceiling details and much more, whilst is situated within the sought after village of Gresford, close to the beautiful Church and within walled gardens having ample parking to garage. There are four bedrooms and two bathrooms together with three reception rooms, cloakroom and breakfast kitchen and a fine central hall. The gardens are to the side and rear and are level with established landscaping, lawns and a specimen tree. A rare addition to the market. Inspection recommended.

Accommodation

On The Ground Floor:

Entrance Porch: 4' 9" x 3' 8" (1.45m x 1.12m)

Approached through a period Gothic arch-topped door having lead-lighted and stained glass reveals. Dado rail. Period tessellated floor with recessed matwell. Ceiling with border detail. Inner part glazed door to:



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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.

Reception Hall: 12' 2" x 4' 9" (3.72m x 1.45m) Period tessellated floor. Picture rail. Radiator. Ceiling with border detail. Staircase off. Smoke alarm. Stripped pine panelled internal doors to Reception Rooms.

Lounge: 15' 0" x 12' 0" (4.58m x 3.66m) Double glazing to bay window having stained glass and lead-lighted upper reveals. Television aerial point.. Dado rail. Picture rail. Ceiling with border detail. Secondary double glazed window to side. Period open fireplace with tiled hearth. Telephone point. Woodblock floor beneath carpeting.

Dining Room: 16' 0" x 12' 0" (4.87m x 3.66m) Stripped woodblock floor. Dado rail. Radiator. Period fireplace with original tiling having fitted living flame coal-effect gas fire. Picture rail. Two wall-light points. Ceiling with border detail.

Snug: 12' 0" x 11' 0" (3.65m x 3.36m) Radiator. Period window. Recessed fireplace with exposed brickwork and fitted multi-fuel burning stove set above a quarry tiled hearth. Twin period cupboards to recesses.

Kitchen and Breakfast Room: 19' 5" x 8' 9" (5.93m x 2.67m) plus 6' 11" x 5' 8" (2.10m x 1.72m). Fitted with a range of light oak panel-fronted units comprising a one-and-a-half-bowl stainless steel single drainer sink unit having monobloc mixer tap attachment set into a range of base storage cupboards including extended range of base cupboards with a peninsula unit set beneath laminate-topped work surfaces. Space with plumbing for dishwasher. Space for refrigerator. Deep sliding pan drawer with fitted "Neff" electric double oven and grill above. Inset four-ring gas hob having illuminated part concealed cooker hood above set into matching suspended wall cabinets with open corner shelving. Further base and wall cabinets with base units

incorporating drawer pack and wall cabinets including lead-lighted display cabinets with open corner shelves. Tiling to floor. Tiling to work areas. Ceiling spot-lights. Telephone point. Integrated refrigerator. Double glazed windows overlooking the rear garden. Sliding double glazed patio door from Breakfast Area to garden. Double glazed window to side elevation. Radiator. Space for a washing machine in the Breakfast Area.

Walk-In Pantry/Boiler Room: 7' 0" x 5' 10" (2.14m x 1.78m) Tiled floor. Floor mounted gas-fired central heating boiler. Fitted shelving. Space with plumbing for automatic washing machine. Fitted coat hooks.

On The First Floor:

Landing: 7' 11" x 5' 10" (2.42m x 1.78m) Feature "tilt and turn" double glazed windows to Three Quarter Staging. Radiator.

Inner Landing: 6' 8" x 3' 0" (2.02m x 0.91m) Picture rail. Wall-light point. Ceiling with border detail.

Bedroom 1: 17' 3" x 14' 2" (5.26m x 4.33m) maximum. Double glazing to bay window. Two radiators. Fitted range of eight-doored wardrobes containing hanging rails and fitted shelving with matching twin drawer packs to bedside area. Further double glazed windows having lead-lighted and stained glass uppers.

En-Suite Shower Room: 7' 0" x 6' 2" (2.13m x 1.88m) Fitted with a modern three piece suite having range of chrome finished fittings including heated towel rail comprising close flush w.c., vanity wash hand basin and corner shower tray with instant heat electric shower fitted above. Glazed shower cubicle. Full tiling to walls with border tiling. Double glazed window. Ceiling spot-lights.









Bedroom 2: 12' 0" x 9' 11" (3.67m x 3.02m) Period fireplace. Radiator. Double glazed window with lead-lighted uppers. Picture rail. Ceiling spot-lights. Ceiling with border detail.

Bedroom 3: 12' 1" x 12' 0" (3.69m x 3.67m) Period fireplace. Laminate timber-effect flooring. Double glazed window. Picture rail. Ceiling spot-lights. Fitted double pine wardrobe with adjoining part glazed display cabinet.

Bathroom: 6' 10" x 5' 7" (2.09m x 1.70m) Fitted with a three piece white suite having range of chrome finished fittings comprising close flush w.c., pedestal wash hand

basin and oval corner panelled bath having instant heat electric shower fitted above. Chrome finished heated towel rail. Fully tiled walls with border tiling. Tiling to floor. Double glazed "tilt and turn" window. Ceiling spot-lights. Fitted wall mirror.

Second Floor Landing: Period window to Half-Staging.

Bedroom 4: 13' 1" x 12' 2" (3.98m x 3.72m) Double glazed window. Laminate timber-effect flooring. Ceiling spot-lights. Two exposed purlins.

Loft Storage Room: 9' 5" x 9' 1" (2.86m x 2.77m) Boarded for storage and having natural light via a gable window.

Outside: The property occupies walled gardens having a vehicular access-point off Pant Lane. At the front there is an ample Parking and Turning Area leading to an attached Garage 5.47m x 2.56m fitted with up and over door together with electric light and power. Rear personal door. The property is screened from the highway by mature planting. At the rear and side there are paved Patio Areas, which include a water feature and the immediate Patio leads through a Pergola Arch to the lawns beyond. To the side elevation there are further lawns which have mature stocked plants and shrubs to the borders. There is a specimen pine tree. The property occupies a corner position and is not directly overlooked. At the rear there is access to the Garage with Bin Stores and further Hardstanding for storage.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by the floor mounted boiler situated in the understairs/pantry.

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Tenure: Freehold. Vacant Possession upon Completion.

Viewing: Strictly by prior appointment with the Agents.

EPC: EPC Rating – 51|E.

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

Directions: Leave Wrexham on the A483 dual carriageway leaving at the exit signposted Gresford. At the Gresford roundabout take the fourth exit signposted Gresford and continue into the village centre. At the traffic lights turn left onto High Street and continue passing the village lake on the left, at which turn right into Pant Lane. Continue until the property is observed on the right-hand side.

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