

**2 Blackwood Barns**

**MW46195**



**PENLEY**

**£375,000**

**2 Blackwood Barns, Burgess Lane, Penley, Wrexham, LL13 0ND**  
**£375,000      MW46195**



**DESCRIPTION:** Situated in a popular and sought after rural location between the villages of Overton and Penley is this impressive 3 bedroom semi detached barn conversion which has generous size family living accommodation to briefly comprise dining hall, cloakroom, inner hall, sitting room/study, kitchen breakfast room, utility room, lounge, and to the first floor there is a feature gallery landing, 3 double bedrooms and a family bathroom. The accommodation is complimented by oil fired heating and externally there is ample off road parking are generous gardens with picturesque views to the rear over the surrounding countryside. As selling agents we would highly recommend an inspection of the property to fully appreciate the accommodation on offer and the pleasant position of the property.

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**GEORGE A MURRAY FNAEA – RESIDENT PARTNER**  
**Viewing by arrangement through Wrexham Office**  
**35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275**  
Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

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**DIRECTIONS:** From the Wrexham town centre proceed out of town along the A525 Whitchurch Road passing through Kingsmills and on into Marchwiell, turning right by the church onto the Overton Road, continue through Overton for approximately 1.5 miles turning left onto Burgess Lane, continue along Burgess Lane for about 0.3 miles and there will be a sign for Blackwood, turn right into the lane which will follow down to Blackwood Barns.

**LOCATION:** Situated in a popular and sought after semi rural location with easy access to the villages of Overton and Penley with amenities for everyday needs, Wrexham town centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

**HEATING:** Radiator heating installed operated via the Worcester oil boiler situated in the utility room.

**DINING HALL:** 14' 6" x 11' 4" (4.42m x 3.45m) Panelled radiator. Feature full height ceiling with gallery landing and exposed beams. French doors to rear garden. Tiled floor. Stairs rising to first floor. Door leading to front of property.



**CLOAKROOM:** Panelled radiator. Tiled floor. Fitted 2 piece white suite comprising wc and wash hand basin.

**LOUNGE:** 14' 10" x 14' 6" (4.52m x 4.42m) Panelled radiator. Inglenook style fireplace with inset cast iron log burner on a tiled base. Tv point. French doors leading to rear garden.



**INNER HALL:** Tiled floor. Doors leading to sitting room/study and kitchen breakfast room.



**SITTING ROOM/STUDY. 12' 9" x 10' 9" (3.89m x 3.28m)** Panelled radiator. French doors leading to rear garden.



**KITCHEN/BREAKFAST ROOM: 15' 2" x 14' 7" (4.62m x 4.44m)** Panelled radiator. The kitchen is fitted with a comprehensive range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling with fitted range set in an Inglenook style fireplace and space for fridge freezer. Tiled floor. Inset ceiling lighting. French doors leading to rear garden.





**UTILITY ROOM: 10' 10" x 6' 1" (3.3m x 1.85m)** Panelled radiator. Fitted single stainless steel sink unit with worktop surfaces and base unit below. Plumbing for automatic washing machine. Tiled floor. Freestanding Worcester oil boiler. Sky light. French doors leading to rear garden.

**FIRST FLOOR:**

**STAIRS AND LANDING:** Feature gallery landing with exposed beams and sky light with doors leading off to bedrooms and bathroom. Loft access.



**BEDROOM 1: 14' 10" x 14' 7" (4.52m x 4.44m)** Panelled radiator. Loft access. Tv point. Feature Juliet balcony with French windows taking full advantage of the picturesque views to the rear elevation additional windows to the front and rear elevation.



**BEDROOM 2: 15' 1" x 14' 4" (4.6m x 4.37m)** Panelled radiator. Feature beams to ceiling. Window to rear elevation taking full advantage of the views.



**BEDROOM 3: 12' 10" x 10' 10" (3.91m x 3.3m)** Panelled radiator. Feature beamed ceiling. Sky light. Window to rear elevation taking full advantage of the views.



**BATHROOM: 7' 9" x 5' 6" (2.36m x 1.68m)** Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath. Part tiled walls. Tiled floor. Feature beamed ceiling.



**OUTSIDE:** To the front of the property there is a gravelled drive providing off road parking and turning area with extra parking to the right-hand side of the property. To the rear there are extensive lawned gardens with patio area and Pergola with unspoiled views across the adjoining countryside. Outside lighting. Oil tank.



**PURCHASERS NOTE:** Prospective purchasers will note the water and drainage system is on a shared basis with neighbouring properties.

**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

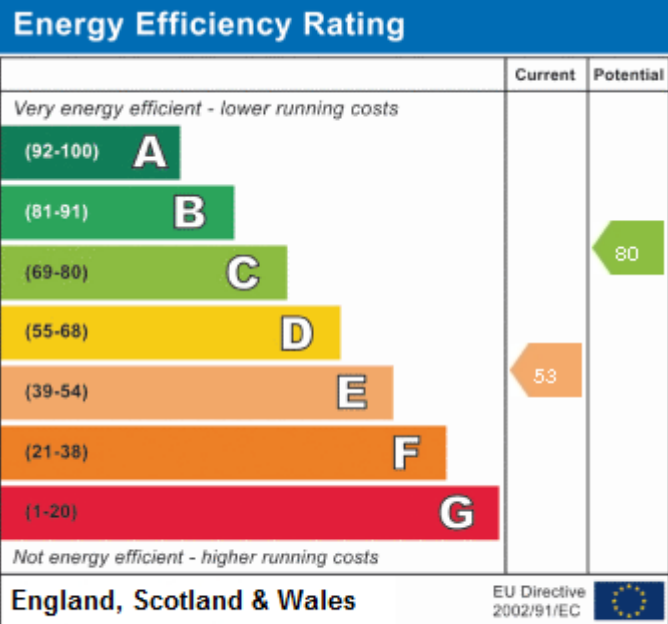
**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey





Address:  
2 Blackwood Bams