



THIS DUPLEX APARTMENT WHICH HAS RECENTLY BEEN SYMPATHETICALLY CONVERTED TO IMPROVIDE A MODERN, CONTEMPORARY DUPLEX APARTMENT. THE PROPERTY BENEFITS FROM TWO LARGE STONED MULLIONED BAY WINDOWS WITH FANTASTIC VIEWS OVER THE VALE OF LLANGOLLEN AND BERWINS. A PARTICULAR FEATURE OF THIS PROPERTY IS THE ACCESS PROVIDED BETWEEN THE TWO LEVELS A METAL AND TIMBER SPRIAL STAIRCASE IN ADDITION TO A LIFT THERE IS SHARED USE OF THE COMMUNAL GROUNDS AND BENEFITS FROM ONE DESIGNATED PARKING SPACE.

History

The Wynnstay Hall Estate is situated in a magnificent site, high above the River Dee and with views to the Vale of Llangollen and the Berwins. There are excellent communications to the major conurbations of the North West, including Chester, Wrexham, Shrewsbury, Liverpool and Manchester. It is easily accessible to the A483 (T) which links to the national motorway network north and south via the A55 Expressway and A5 respectively. Local facilities including day to day services, shops, schools and a railway station are nearby at Ruabon or Overton. Other nearby schools include Moreton Hall, Kings and Queens Schools in Chester and Shrewsbury School. The area offers a wide range of sporting and leisure facilities in

Ground floor entrance

Original oak double doors, Victorian tiled floor, coded entry lift to the apartment, video entry phone system. Additional stone staircase which serves as a fire exit.

Level one

Private loft lobby

Solid oak flooring.

Dining/lounge/kitchen

26' x 211(7.92m x 5.36m)

Stone mullioned bay window with splendid views, window seat and concealed radiators, two additional large sash windows, views over the lake and "Capability" Brown' gardens. Solid oak flooring, two phone lines, video entry phone system, mains fire sprinkler.

Kitchen area

A range of wall and base units

with gloss slab fronts and chrome handles with solid Walnut work surfaces over, island unit with breakfast bar, stainless steel gas cooking range with stainless steel splash back and extractor hood, stainless steel integrated dishwasher, sink, free standing stainless steel fridge/freezer, brushed chrome light sockets, power sockets and halogen down lighters.



Cloakroom

Two piece suite.

Level Two

Landing

Video entry phone system, wall light points, door off to utility cupboard.

Master bedroom

13'9 x 12'9(4.19m x 3.89m)

Main bedroom with stone mullioned bay window with seat and concealed radiators with superb views. Wall lighting points, plaster cornice ceiling and ceiling rose, door off to walk in wardrobe/dressing room, deep skirting boards and wiring for wall lights, sky and telephone points.



En-suite

Fitted with a 3 piece white suite with chrome fittings, comprising bath with shower over and screen, concealed cistern WC, inset wash hand basin. Travertine floor tiles and half tiled walls. Chrome towel radiator. Extractor fan.

Main bathroom

Fitted with a four piece white suite comprising of slipper style free standing bath with mixer taps and shower over, Victorian style over head cistern WC, wash hand basin, tiled shower cubicle with thermostatic shower. Chrome heated towel rail. Victorian style black and white tiled floor and half walls. Brush steel halogen down lights. Feature arched sash window with views over the lake. Extractor fan.

Bedroom 2

17'7 x 7'9(5.36m x 2.36m)

Original plaster coving and ceiling rose. Sash window with beautiful views over the "Capability" Brown gardens. Extensive fitted wardrobes, wall lighting points, sky wiring and telephone point, radiator.

Tenure

The property is held on a 999 year lease granted in 1998, and is subject to a ground rent and service charge.



Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN & COUNTRY I.E.A. ON WREXHAM 291345.

To make an offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

Once you are interested in buying this property, contact this office to make an appointment to view. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Services

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

Mortgage advice

Town and Country Property Services can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to

suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

Hours of business

Monday to Friday - 8.30 am - 5.30 pm

Saturday - 9.00 am - 4.00 pm

Sunday - CLOSED

Additional information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



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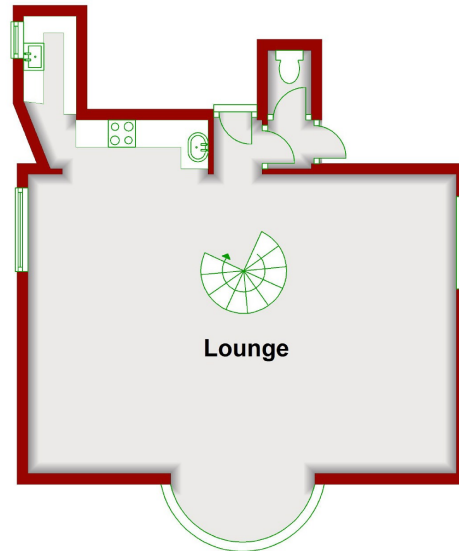
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Tel: 01978 291345

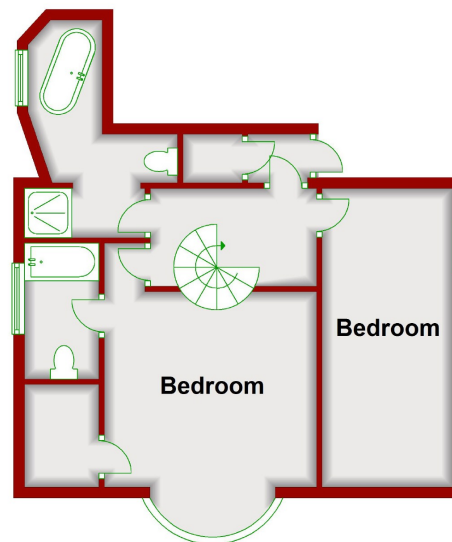
Email: info@townandcountryestateagents.com

ESTATE AND LETTING AGENTS

First Floor



Second Floor



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