



NO CHAIN

AN ABSOLUTELY SUPERB INDIVIDUALLY BUILT FOUR BEDROOM DETACHED FAMILY HOME, BUILT TO THE HIGHEST SPECIFICATION AND OCCUPYING AN IDYLIC VILLAGE LOCATION WITH EXCELLENT VIEWS. THE INTERNAL ACCOMMODATION COMPRISES A PORCH/HALL, LOUNGE, CLOAKROOM, KITCHEN/DINER, ON THE FIRST FLOOR THERE ARE FOUR BEDROOMS THREE WITH EN-SUITE OFF, OFFICE/STUDY, FAMILY BATHROOM. TO THE OUTSIDE A DRIVEWAY OFFERS OFF ROAD PARKING AND LEADS TO THE SINGLE GARAGE. GOOD SIZED

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Porch/hall

Door to the entrance hall with brushed stainless steel designer radiator, downstairs storage, tiled flooring, door to the cloakroom, stairs lead up to the first floor accommodation.



Lounge

28'1 x 11'7 into bay(8.56m x 3.53m into bay)

With a double glazed bay window to the front enjoying fabulous views, solid oak flooring, 2 x brushed stainless steel designer radiators, double glazed French doors to the rear with pleasant views.



Kitchen/diner

21'5 x 16'7(6.53m x 5.05m)

A very good sized room. L shaped room - a superb contemporary kitchen with a range of gloss fronted base and wall units with complementary granite working surfaces, up-stands and splash-back behind hob. Granite incorporates a draining area and a one and a half bowl integrated stainless sink. With a built-in eye level double oven, microwave, coffee maker and 5 burner gas hob with electric griddle plate.

Integrated dish washer, space for American style fridge freezer. Island with granite working surface and storage under. Tiled flooring, 3 x brushed stainless steel designer radiator. Ample space for a dining table. Door to the rear and door to the lounge.



Additional photo



Additional photo



Additional photo

Cloakroom

With a low level w.c., with hidden cistern, Wash hand basin. Part tiled walls to splashback height, heated towel rail, tiled flooring, window to the front, access to the loft space.

Landing

Sun pip bringing in natural daylight. Radiator, doors lead

off:



Bedroom 1

15'5 x 9'9(4.70m x 2.97m)

Window to the front, radiator. Door to en-suite.



Additional photo



En-suite

Large shower cubicle with mixer shower, low level w.c., with hidden cistern, wash hand basin. Tiled flooring, heated towel rail, window to the front, part tiled walls, shaver point.



Bedroom 2**16'6 x 9'11(5.03m x 3.02m)**

Window to the rear, radiator.

**En-suite**

Over size shower cubicle with mixer shower, low level w.c., with hidden cistern, wash hand basin. Tiled flooring, heated towel rail, window to the front, part tiled walls, shaver point.

**Bedroom 3****16'11 x 11'6(5.16m x 3.51m)**

Bay window to the front, radiator.

**En-suite**

Low level w.c., with hidden cistern, wash hand basin, over sized shower cubicle with shower, heated towel rail.

Bedroom 4**11'8 x 10'8(3.56m x 3.25m)**

With a double glazed window to the rear, radiator.

Office/study

Window to the side, radiator.

Bathroom

Luxury white coloured suite comprising a water jet spa style bath with shower attachment, oak vanity unit to one wall with granite tops, low level w.c., bidet. Part tiled walls, large wall mirror, double glazed window, down lighters, extractor fan, heated chrome towel rail.

**Outside**

The property is located on a quiet country lane and benefits from a lawned garden area with adjoining block paved driveway which offers off road parking space and leads to the single integral garage, Access to the rear garden.

The rear garden is laid to lawn with a patio area and pleasant views.

Viewing

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

To make an offer

TO MAKE AN OFFER

If you would like to make an offer please contact the Office and one of the Team will assist you further.

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

YOUR HOME MAY BE REPOSSESSED IF YOU DO

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.

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.

