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BELVOIR!



Overton Road, Ruabon, LL14 6HN Offers over £450,000

* PLEASE SEE PROPERTY VIDEO *

A STUNNING & IMPRESSIVE, DETACHED, SINGLE FLOOR DWELLING that offers IN EXCESS OF 2,000 SQUARE FEET OF ACCOMMODATION which sits on a VERY LARGE PLOT OF APPROXIMATELY HALF AN ACRE, set back from the road, with BEAUTIFUL OPEN COUNTRY VIEWS AT THE REAR. The space as well as the number of rooms inside this property promotes both flexible and versatile use to suit a multitude of lifestyle needs and requirements with FOUR BEDROOMS & THREE RECEPTION ROOMS BEING ONLY ONE POSSIBLE COMBINATION OUT OF SEVERAL OTHERS. The STANDARD OF FIXTURES & FITTINGS THROUGHOUT IS HIGH. Indicative of the fact that its been in the same ownership for just under 20 years, this includes American OAK INTERNAL DOORS THROUGHOUT, A HIGH QUALITY FITTED KITCHEN WITH BOSCH & NEFF branded INTEGRATED APPLIANCES, AS WELL AS VERY WELL APPOINTED BATHROOMS. In summary the property briefly consists of hallway, lounge, garden room, dining room, fitted kitchen with breakfast bar, utility room, w.c, four bedrooms all of which could accommodate "double beds" with the MASTER BEDROOM HAVING A LUXURIOUS SHOWER EN SUITE & FITTED WARDROBES. There is also INTEGRATED SINGLE GARAGE with a "Pump Room" at the rear of it, where the oil central heating boiler is accommodated. The large front, side and rear gardens provide plenty of outside space, with a very large, detached, brick built garage which is approximately 30 feet in height and measures 700 square feet in floor space, internally it has stairs to a mezzanine floor and a toilet block. Also, in the grounds of the garden there is a large timber Garden Shed.



Approach

As you turn onto a paved piece of the driveway you enter through a five bar timber gate onto a gravelled driveway, which extends beyond the detached bungalow and has a turn around area in front of the very large detached garage. The entrance is front facing and towards the middle of the property and has an open porch in front.

Hallway

You enter into the hallway through an uPVC, partially glazed front door with privacy glass panels at the side, the hallway is L-shaped and has nine internal doors running off (4 bedrooms, lounge, kitchen, dining room, bathroom and guest wc) . Immediately on the right hand side as you enter is a double cupboard with American Oak doors for coats and storage, coved ceiling, radiator, two attic hatches, recessed lights, NEST thermostatic control and smoke detector.

Lounge 24'0" x 11'11" (7.32m x 3.63m)

A room that enjoys a double aspect with both a front facing and rear facing uPVC double glazed windows with vertical blinds, feature fire surround in light oak with inset log burner, tiled inlay and hearth. Coved ceiling, two radiators, bamboo flooring, two central light fittings and two wall lights. Two American Oak double, part glazed, doors at opposite ends of the room lead into the Garden Room.

Garden Room 18'11" x 10'9" (5.76m x 3.28m)

With front facing and rear facing uPVC double glazed windows, all with vertical blinds and with views over the front, side and rear gardens , along with side facing uPVC double glazed patio doors with full height glazed panels either side, this room is bathed in natural light. Radiator, recessed lights, attic hatch, wall mounted TOSHIBA air conditioning unit and tiled floor.

Dining Room 11'11" x 11'10" (3.62m x 3.60m)

Front facing uPVC double glazed window with vertical blinds , coved ceiling, radiator, central light fitting, bamboo flooring, internal American Oak door into kitchen.

Kitchen 23'10" x 9'10 (7.26m x 3.00m)

A comprehensive range of oak base and wall cabinets with wall tiles in between and complementary worktop including premium branded integrated appliances like NEFF & BOSCH these include eye level oven, duo microwave combination oven, fridge and dishwasher. Inset "smart" ceramic hob with extractor hood above , inset bowl and a half , single draining board, stainless steel sink with mixer tap. Breakfast bar, recessed lights, NEST smoke and carbon monoxide detector and tiled floor and radiator. Side facing uPVC double glazed window with roller blind, part glazed American Oak door leading to Utility Room.

Utility 6'5" x 23'11" (1.96m x 7.28m)

Front facing uPVC double glazed window with roller blind with a side facing external, part glazed door with privacy glass and glazed unit at the side. A row of light oak, base units and tiled splash back, with an inset, over sized, large stainless steel sink with mixer tap, radiator, tiled floor and wall lights which are operated my movement. Plumbing for washing machine and plumbing for an American styled fridge freezer.

Bedroom 1 11'11" x 23'11" (3.63m x 7.28m)

A large, L-shaped room, with a rear facing uPVC double glazed window with roller blind, one full wall of the bedroom is fitted with fitted wardrobes with the doors in a light oak finish which offers great storage space, radiator and bamboo flooring. Internal American Oak door to Shower En Suite.

Shower En Suite

A well appointed En Suite, with a rear facing uPVC double glazed window which has privacy glass and fully tiled walls. Low level wc with push button

flush, wall mounted wash basin with mixer tap and tiled splash back. Large semi circular, corner shower cubicle, chrome shower attachments with chrome storage unit. Recessed lights, extractor fan , tiled flooring and chrome radiator.

Bedroom 2 11'11" x 11'11" (3.63m x 3.64m)

Front facing uPVC double glazed window with vertical blinds, coved ceiling, radiator with decorative cover, double, part glazed, doors built in wardrobe, bamboo flooring and main light fitting.

Bedroom 3 11'11" x 12'6" (3.62m x 3.80m)

Rear facing uPVC double glazed window with roller blind, coved ceiling, recessed lights and bamboo flooring.

Bedroom 4 11'11" x 9'11" (3.63m x 3.02m)

Rear facing uPVC double glazed window with roller blind, coved ceiling , built in wardrobe with double American Oak doors, radiator, bamboo flooring and recessed lights.

Bathroom 11'10" x 6'1" (3.63 x 1.86)

Rear facing uPVC double glazed window with privacy glass, fully wall & floor tiled room, pedestal wash basin , panelled bath and fully glazed shower unit with chrome finished shower attachments, radiator, mirrored wall cabinet, encased lighting, extractor and storage cupboard.

WC

Rear facing uPVC double glazed window with privacy glass, fully tiled walls and flooring, low level wc with push button flush, wall mounted wash basin and mixer tap with circular vanity mirror above.

Garage

The garage can be entered from inside the dwelling via the utility room, it's a generously proportioned single garage which a remotely operated door , shelving, concrete floor, both lighting and electrical sockets. Internal door to Pump Room .

Pump Room

This room which is located at the rear of the garage is where the Oil Central Heating Boiler is located, it has lighting and power.

Large Detached Garage 700 sq ft (213.36m sq ft)

This is a large detached garage which is approximately 30 feet in height and has a mezzanine floor with stairs access as well as a toilet block. It has lighting and sockets and can be a very useful storage area or the mezzanine floor and ground floor could be utilised as an office/workshop based at home.

Gardens

The property sits on a plot which is approximately half an acre in size , with a gravelled driveway through a gateway, right past the dwelling with a turning area in front of the detached garage. The property sits a significant distance back from the main road with the extensive front garden laid to lawn, the private garden to the side of the bungalow is sheltered by both shrubs and timber panelled fencing and laid to lawn with a lawned garden at the rear which overlooks beautiful open countryside.

Disclaimer

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(54-68) D		(54-68) D	
(39-53) E		(39-53) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

