

# Town & Country

Estate & Letting Agents

Ffordd Uchaf, Wrexham

£559,950



Set in the most idyllic rural location this five bedroom detached home offers spacious and versatile accommodation throughout benefiting from UPVC double glazing along with oil fired central heating. This lovely family home, sits on a generous size plot with elevated views over Wrexham and the surrounding farmland and countryside. With internal accommodation comprising a vestibule opening to an inviting entrance hall with a cloakroom WC, dining room, an arched throughway to a snug which in turn has an archway to a generous sized living room with Inglenook fireplace. A further door off the reception hall opens to the kitchen/sitting room with a large conservatory and a utility room off. The spacious first floor landing has doors off to the family bathroom, principal bedroom, guest bedroom with its en suite shower room off and three further bedrooms, all of which enjoy lovely elevated views.

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## Externally Front

With ample off-road parking to the front of the property for several vehicles, a lawned and shrub garden. Access to the rear garden through a single timber gate to one side and through a farmhouse five bar gate to the other, outside lighting to the side of the front door and a power supply.

## Vestibule

The property is entered through double arched oak doors opening to quarry tiled flooring and a glazed internal door to the reception hall.

## Reception Hall

18'9 x 8'2 max

With an in Mat and timber laminate flooring, stairs off rising to the first floor accommodation, a double door cloaks cupboard and doors off opening to the dining room, kitchen/sitting room, cloakroom, WC and an arched throughway to the snug.

## Cloakroom WC

Installed with a low level WC and corner wash hand basin along with a radiator, partially tiled walls and an opaque window to the vestibule

## Snug

9'7 x 7'10

With timber laminate flooring and a double glazed timber frame window to the conservatory, along with an arched throughway to the living room.



## Living Room

20'8 x 13'6

With a continuation of the timber laminate flooring from the snug to a lovely living room, boasting an Inglebrook fireplace with exposed stonework, a wooden lintel and quarry tiled hearth housing a cast iron multi fuel burner. A window to the side frames further views of the hills. There are two radiators and a patio door opens to the conservatory.







## Conservatory

35'3 x 15'9 max

Constructed of a low brick wall with UPVC double glazed frame and ceramic tile floor, a single door to the side and double French doors opening to the rear garden. A lovely place to sit and take those beautiful views.



## Open Plan Kitchen/ Sitting Room

36' x 12'4

The kitchen area is fitted with a range of contemporary wall, base and draw units in a gloss black and wood grain effect complimented by chrome handles. Matching worksurface space houses a resin single drainer sink unit with adjustable mixer tap. Integrated appliances include two single ovens, steamer combination microwave, oven and grill, two tall fridge freezers and a dishwasher. In the centre is a matching island unit. The flooring in the kitchen area is ceramic tiled with recessed downlights set within the ceiling, a tall column style radiator with bifold doors opening to the conservatory. A window to the side elevation and a double glazed composite back door off. The sitting area has laminate flooring with another column style radiator (horizontal) set within the ceiling recessed downlights and a window faces the front elevation.





## Utility Room

11'8 x 7'9

With a porcelain tiled floor and fitted with white wall, base and drawer units, wood effect work surface space houses, a stainless steel one and a half bowl sink unit with mixer tap with space and plumbing for a washing machine and dryer. Within the ceiling are recessed downlights, there is a single radiator floor mounted oil, boiler and a composite double glazed back door off. an internal door opens to the garage.



## First Floor Landing

21'5 x 8'1

With access to the loft, door opening to a shelved airing cupboard, a window faces the front elevation within internal doors opening to all bedrooms and the family bathroom



## Dining Room

14' x 7'5

With a window facing the front elevation and a radiator below



## Principle Bedroom

20'5 x 14'9

A generous sized bedroom with a range of fitted wardrobes with four sliding doors, two radiators and double aspect with Windows to side elevations perfectly framing those lovely views.



### Guest Bedroom

12'9 x 10'5

Having a window to the side elevation with elevated views towards Wrexham and doors off opening to a built-in wardrobe and into an en suite shower room.



### Bedroom Three

13'8 x 7'9

With the window to the front elevation and a radiator below overlooking a paddock.



### En Suite Shower Room

Installed with the three piece suite, comprising a separate shower enclosure, low level WC, wash hand basin, a radiator, partially tiled walls and an extractor fan.



### Bedroom Four

12'4 x 10'

With timber laminate flooring, window to the rear elevation with a radiator below, with the elevated view of the countryside.





## Bedroom Five

8'2 x 8'4

As with bedroom four, having timber laminate flooring and window to the rear elevation with a radiator below making the most of those views.



## Family Bathroom

12'4 x 8'6

Installed with a four piece white suite, comprising a spa bath with central mixer tap along with a vanity unit housing, a wash and basin with mixer tap and mirror with spotlight above and hidden system WC an enclosed oversized shower enclosure with dual head, thermostatic shower and extractor fan. The walls are partially tiled with a heated towel rail, within the ceiling are recessed downlights and an opaque window faces the side elevation .

## Garage

14' x 11'7

Accessed either from the utility room or through a four piece up and over garage door, with access to the loft and an opaque UPVC double glazed window to the side elevation.



## Rear Garden

With the most beautiful far reaching views of farmland and countryside, the rear garden can be accessed from either side of the property through a paved pathway, leading to a patio area with steps down to establish predominantly lawned garden with a scattering of mature, plants, shrubs and trees. Along with a timber shed and log store located to the side of the property, as well as an outside store located by the properties back door and having a water supply alongside that.



## Services

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

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

Town and Country 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 NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## 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 must 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	