

# Town & Country

Estate & Letting Agents

Cymau Lane,

Offers Over £475,000



This detached beautifully presented and highly appointed property sits in an enviable position with beautiful rural views to the rear and should be viewed to be fully appreciated. Offering light, spacious and versatile internal accommodation, the property itself enjoys the benefit of UPVC double glazing and boasts internal accommodation, that in brief comprises an inviting entrance hall, cinema room, dining room, living room, kitchen/breakfast room, utility room. The first-floor landing, offers access to the family bathroom and to all bedrooms, the principal bedroom and second bedroom both enjoy en suite facilities. Externally, the front of the property offers ample brick block off-road parking along with low maintenance slate chip and shrub gardens with access either side of the property leading to the rear garden with its generous sized elevated patio area, lawned garden and beautiful outlook.

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## About The Area

The Village of Cymau is a peaceful semi-rural village in an area of outstanding natural beauty, boasting picturesque walks & dramatic scenery. The village is set on the doorstep of a nature reserve with, wildlife pond & rare ponies and benefits from walks up to local Waun y Lyn country park with far reaching views; and to the nearby Caergwrle castle. The village is tranquil haven, but still convenient for schools and shopping. Nearby transport links, including the A483 and A5 are easily accessible, allowing for an easy commute.

Nearby Wrexham city is only 5 miles away, the historic city of Chester is only 12 miles away, with the market town of Mold only 6 miles away.

Local primary schools include Abermorddu, Hope & Kinnerton.

Local High School include Castell Alun.

Schools located further away include Kings & queen's Chester.

## Externally Front

The property is approached over brick block off-road car parking which leads to the double garage, access to the rear garden from either side of the property. A canopy porch with external lighting and quarry tiled floor sits to the front of the main entrance door.



## Entrance Hall

19'6 x 5'8

The property is entered through stained glass, double glazed, timber panel front door, which opens to oak flooring, a radiator, stairs off with spindle balustrades and storage cupboard below rising to the first floor accommodation. Oak doors off open to the cinema room, dining room and living room. A glazed door opens to the kitchen/breakfast room.



## Cinema Room

16'6 x 7'6

Versatile accommodation currently used as a cinema room, with option for home office if required. With a window to the front elevation and a radiator.



## Dining Room

16'4 x 12'9

With oak floor continuing through from the entrance hall, a window facing the front elevation, a radiator and essential Adam, style fireplace and glazed oak double doors opening to the living room.



**Living Room**

19'9 x 12'4

The oak flooring from the dining room continues into the living room with UPVC double glaze French doors opening to the rear garden and paved patio area, double glazed oak doors opening to the kitchen/breakfast room, a column tower radiator and a feature centrally positioned log burner.



#### Kitchen/ Breakfast Room

19'8 x 13'9

Installed with an array of attractive shaker style wall, base and draw units complimented by stainless steel handles. Solid oak work surface houses a ceramic single drainer sink unit with mixer tap. Integrated appliances include; double oven, induction hob with stainless steel extractor hood, fridge/freezer and dishwasher. Within the room is a radiator opaque glazed door opening to the utility room and UPVC double glazed French doors opening to the rear garden.



#### Utility Room

20'1 x 5'6

Fitted with shaker style wall, base and drawer units with a wood effect work surface housing a stainless steel single drainer sink unit. Plumbing for washing machine and space for a dryer, a radiator, extractor fan and ceramic tiled floor. Doors off open to the cloakroom, WC and garage respectively, along with a double glazed back door which opens to the side elevation of the property.



#### Cloakroom WC

7'1 x 2'9

Installed with a modern white pedestal hand wash basin with tile splashback, along with a low level WC, radiator, ceramic tile floor and an opaque window facing the rear elevation.



**First Floor Landing**

With a continuation of the spindle balustrades and banister from the entrance hall and having a radiator, oak flooring and window facing the front elevation along with a light tube and oak doors opening to all bedrooms and the family bathroom.



**En suite**

Installed with a modern white suite, comprising a hidden system low-level WC along with a hand wash basin with tile splashback and vanity unit below and heated mirror, a separate shower enclosure with thermostatic shower. The flooring is ceramic tiled. The room has a radiator, and opaque window to the side elevation and set within the ceiling are recessed downlights and an extractor fan.



**Bedroom One**

14'9 x 14'9 max

With a window facing the rear elevation framing those beautiful rural views, oak flooring, a radiator, a range of fitted wardrobes with mirror inserts. Door opens to the en suite.



**Bedroom Two**

14'9 x 12'2

Having Oak flooring, a window facing the rear elevation again framing those lovely views with a radiator below, a range of fitted wardrobes with mirror inserts, and a door opening to the en suite bathroom.



#### En suite Bathroom

The en suite bathroom is installed with a panel bath with mixer tap and handheld shower extension along with a thermostatic shower and protective glass screen above, a vanity unit housing a dual flush low level WC and hand wash basin with mixer tap and tile splashback and heated mirror above, heated towel rail, ceramic tile floor, a double glazed skylight to the rear elevation and set within the ceiling are recessed downlights.



#### Bedroom Four

11'2 x 8'1 max

A window to the rear elevation with a radiator below, oak flooring and access to the loft with power and lighting via retractable folding wooden ladder.



#### Bedroom Three

10'8 x 13'5

With a window facing the front elevation and radiator below, oak flooring, along with a range of fitted wardrobes with mirror inserts



#### Bathroom

Is installed with a panel bath with mixer tap and handheld shower extension along with a thermostatic shower and protective glass screen above, a low level dual flush WC, a pedestal hand wash basin and tile splashback, radiator, ceramic tile floor, a double glazed opaque window to the rear elevation and set within the ceiling are recessed downlights and an extractor fan.

#### Garage

18'6 x 18'4

Accessed either through an electric up and over double garage door or from the utility room, with power and light and housing the wall mounted Worcester gas combination boiler



**Rear Garden**

Boasting beautiful views over the fields directly to the rear of the property with an elevated paved patio area, a predominantly lawn garden with a scattering of mature trees, external power, water, supply, and lighting.

**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**

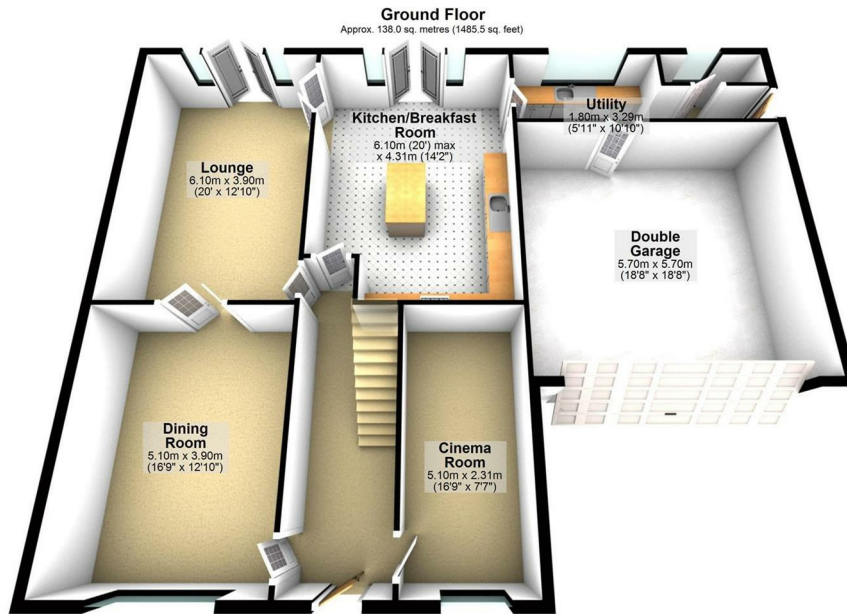
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies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

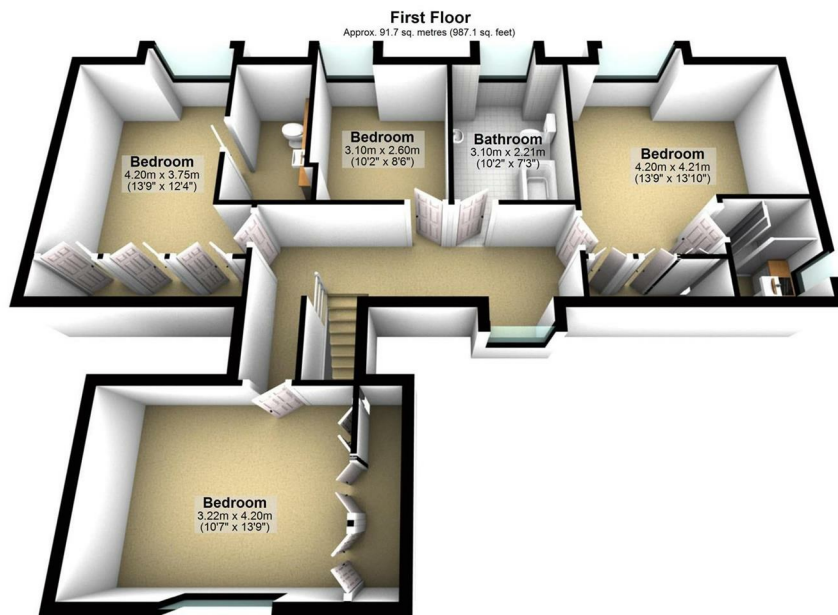
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

**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.



Total area: approx. 229.7 sq. metres (2472.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.