

# Town & Country

Estate & Letting Agents

Ffordd Uchaf, Gwynfryn, Wrexham

£475,000



Situated in a quiet secluded location, boasting the most beautiful views across farmland and rolling countryside. This light and spacious three/four bedroom, detached home built in 2014 offers beautifully appointed and versatile accommodation and should be viewed to be fully appreciated. With the benefit of LPG central heating and UPVC double glazing, the property itself comprises a spacious and inviting entrance hall, a large open plan kitchen/dining/sitting room with an open throughway leading to a living room, large bifolding doors opening to the rear garden. Also located on the ground floor is the principal bedroom with an attractive ensuite shower room off and completing the ground floor accommodation is a contemporary three piece white bathroom suite. The first-floor landing offers access to two further double bedrooms and to the shower room. Externally the property is approached over gravelled, off-road parking to the front of a double garage with a pave pathway leading to the front door and gated access leading to the rear garden. The rear garden also has a paved pathway and patio area, a large composite decked area directly outside the bifold doors from the main property, a lawn garden and access to a covered seating area with fitted wooden bench seats

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## Externally Front

Approached over gravelled, off-road parking to both the front of the double garage and to the opposite side with a paved pathway leading to the front door with a courtesy light to the side and timber gated side access leading to the rear garden.



## Entrance Hall

11'3 x 13'

A composite and leaded double glazed front door opens to a spacious and inviting entrance hall with ceramic tile flooring, radiator, stairs off rising to the first floor landing, recessed downlights set within the ceiling and oak doors opening to the properties main open plan living room, the principal ground floor bedroom and the ground floor bathroom.



## Kitchen/ Dining/ Sitting Room

36'7 x 10'8

With woodgrain effect ceramic tile flooring throughout this light and spacious room, with large bifolding doors opening out to the rear garden, along with the column style radiator, a secondary radiator and a feature cast iron log burner mounted on a sandstone hearth mantle. The kitchen area is complete with the range of attractive shaker style wall, base and drawer units complimented by solid wood worksurface space with an integrated breakfast bar and a corner opening pantry cupboard. A one and bowl sink unit with adjustable mixer tap. Integrated appliances include a dishwasher, wine cooler, freezer, and floor to ceiling fridge there is space for range cooker with an extractor hood above. Set within the ceiling are recessed downlights, a window faces the rear elevation, an internal door opens to the garage and an arched throughway opens to the living room.



## Living Room

15'1 x 12'7 max

With a continuation of the ceramic tiled flooring from the open plan, kitchen/dining/sitting room to a light living room with a bay window to the front with integrated plantation shutters and radiator below.

Addendum: The property was built with the option of having three or four bedrooms, and it was this living room that could be alternatively used as a bedroom. This would mean reinstating a wall between the living room and the kitchen dining/sitting room and creating an alternative access door.



## Principal bedroom

14'6 x 14'

Measurements including en suite. On the ground floor with a window, facing the front elevation with integrated plantation shutters and a radiator below and oak internal door opening to the en suite shower room.



## En suite Shower Room

A beautiful contemporary en suite shower room, comprising a walk-through shower enclosure with protective glass screen and dual head thermostatic shower, countertop mounted wash hand basin with mixer tap above and drawer below along with the hidden cistern low-level WC. Ceramic tile flooring with underfloor heating, partially tiled walls laid in a herringbone pattern, an opaque window to the side elevation and recessed downlights and an extractor fan set within the ceiling.



### Ground Floor Bathroom

Installed with a wooden panel bath with mixer tap and handheld shower extension with a marble tile surround, a dual flush low level WC, a wooden vanity unit with countertop mounted wash hand basin and mixer tap, heated towel rail. Recessed downlights and an extractor fan set within the ceiling.



### Bedroom Two

15'8 x 13'9

With a window facing the side elevation framing beautiful far reaching views and having two radiators.



### Shower Room

Another beautifully stylish room, this time installed with a contemporary wash, hand basin with vanity unit below and mixer tap, a dual flush low level WC, shower enclosure with protective glass screen and dual shower. The walls are partially tiled and set within the ceiling is a skylight, recessed downlights, and an extractor fan.



### First Floor Landing

With an oak banister and white balustrades continuing from the entrance hall to a first floor landing, with a radiator, a skylight facing the front elevation and three oak doors off opening to both first floor bedrooms and the shower room.



### Garage

19'3 x 15'8

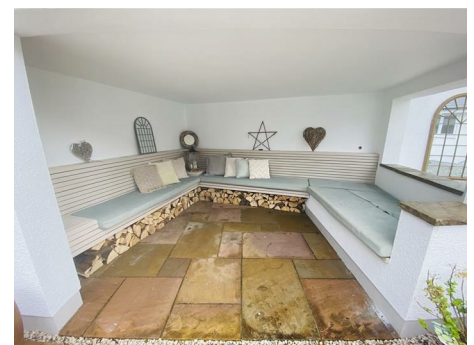
This double garage can be accessed either through an automatic up and over four piece automatic garage door, directly from the kitchen or via a UPVC double glazed door from the rear garden. A window faces the rear elevation. There is a wall mounted Worcester gas boiler along with storage within the pitch roof, power and light.



### Bedroom Three

14'2 x 9'9

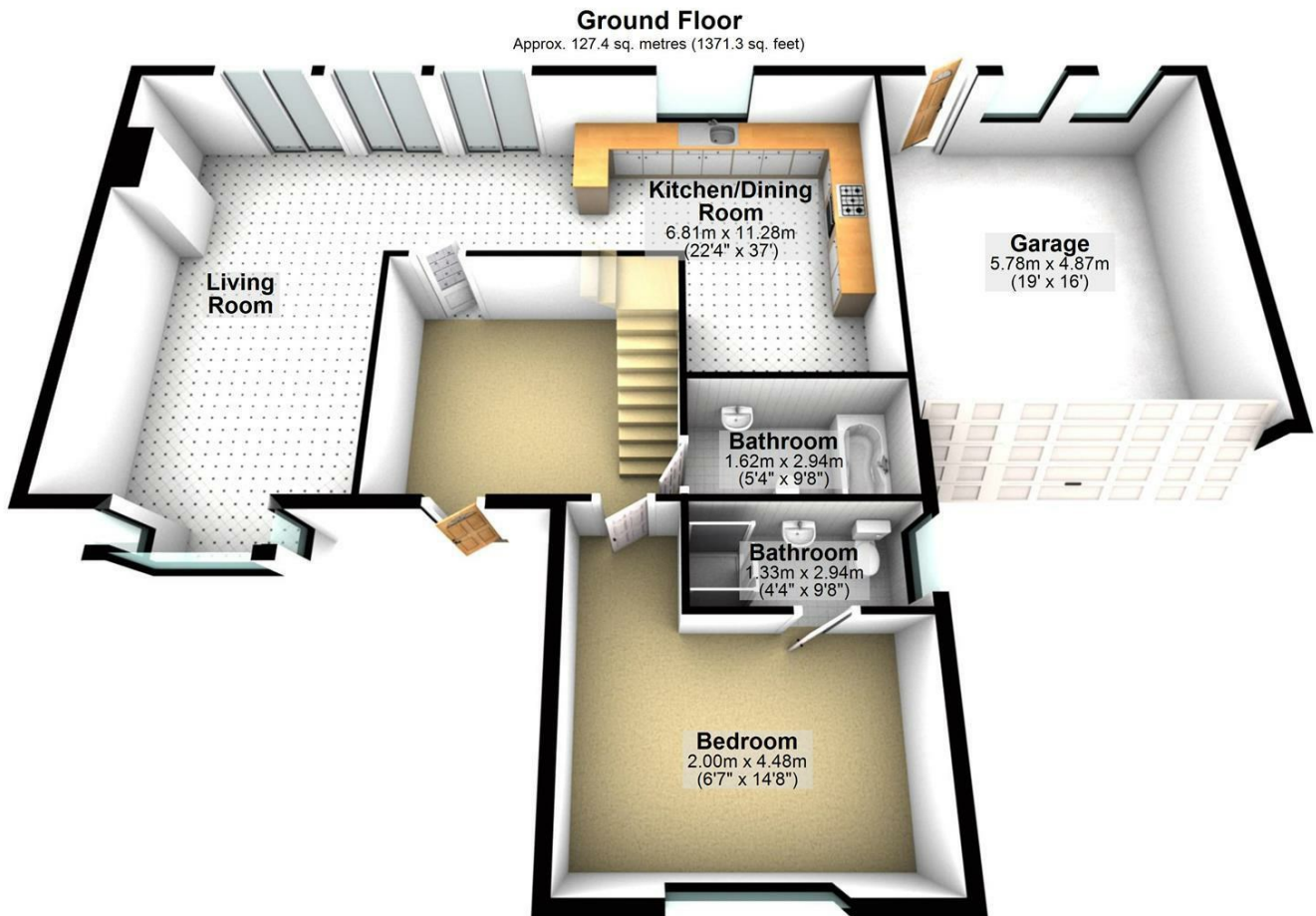
With two skylights to the rear elevation and a radiator



### Rear Garden

With a paved pathway and patio area, lawn garden, and a large composite deck patio area directly outside the bifold doors. To the rear of the garden is a covered seating area paved with integrated wooden bench seats. Outside the property benefits from external lighting and a water supply.





Total area: approx. 177.3 sq. metres (1908.1 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(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	