

Town & Country

Estate & Letting Agents

Ruthin Road, Bwlchgwyn, Wrexham

£395,000



Situated within a secluded position within this sort after village, this detached property enjoys light and spacious accommodation and is set within generous grounds and benefits from both oil central heating and is predominantly UPVC double glazed. The property itself is available with no onward chain and boasts accommodation comprising an entrance hall, utility room, a kitchen with an open throughway to the dining room, a living room with conservatory off, two double sized ground floor bedrooms and a shower room and off the first floor landing are two further good size bedrooms.

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Externally

The property is accessed through double gates opening to ample gravel off-road parking and turning, and allowing access to a large detached garage with timber double doors to the front and benefiting from power and lighting. The property has generous sized gardens predominantly laid to lawn and with established shrubs and a scattering of mature plants and trees.

Entrance Hall

6'4 x 6'3

The property is entered through a stained glass and leaded UPVC double glazed front door with a window to the side elevation and a timber and glazed internal door opening to the utility room.

Utility Room

7'2 x 6'7

Housing floor standing Worcester oil boiler with a worksurface above, fitted wall cabinets, a window to the front elevation and radiator, and UPVC double glazed door opens to the kitchen.



Kitchen

14'9 x 10'10

The kitchen is fitted with an array of gloss fronted wall, base and drawer units complimented by stainless steel handles, with woodgrain effect work surface housing a stainless steel single drainer sink unit with mixer tap and panel splashback. Integrated appliances

include stainless steel oven, hob and stainless steel extractor hood, there is space and plumbing for a dishwasher, included in sale, space and housing for an American style fridge freezer, to be included in sale, a window looking out onto the garden with downlights set within the ceiling. An arched throughway lead to the dining room.



Dining Room

14'9 x 12'9 max

Windows look out onto the garden and there are two radiators with recessed downlights within the ceiling and a glazed door opens to the inner hallway.

Inner Hallway

Stairs off rising to the first floor accommodation along with glazed doors opening to the living room, ground floor bedrooms and shower room and there is a built in linen cupboard with a radiator and shelving.



Living Room

14'6 x 12'7

With two windows looking out to the side garden, ceramic tiled fireplace with Adam style surround, a radiator and UPVC double glazed French doors opening to the conservatory.



Conservatory

12'4 x 12'4

Constructed of a low brick wall with UPVC double glazed frame and a door opening to the garden.



Shower Room

6'4 x 7'5

Installed with an oversized double shower enclosure with thermostatic shower and fitted seat, a hidden cistern low level WC along with a vanity unit housing a wash hand basin with mixer tap. The walls are tiled and panelled in the shower enclosure. There is a radiator and an opaque window faces the rear garden.



Bedroom Two Ground Floor

13'4 x 11'7 max

Having a window looking out over the side garden, radiator and under stairs storage cupboard

With a skylight, a radiator and a built-in cupboard.

First Floor Landing

With the dormer window and deep built in cupboard with shelving.



Bedroom One Ground Floor

15'3 x 10'10 max

With two windows looking out over the garden and one to the rear and having a radiator.



Bedroom Three

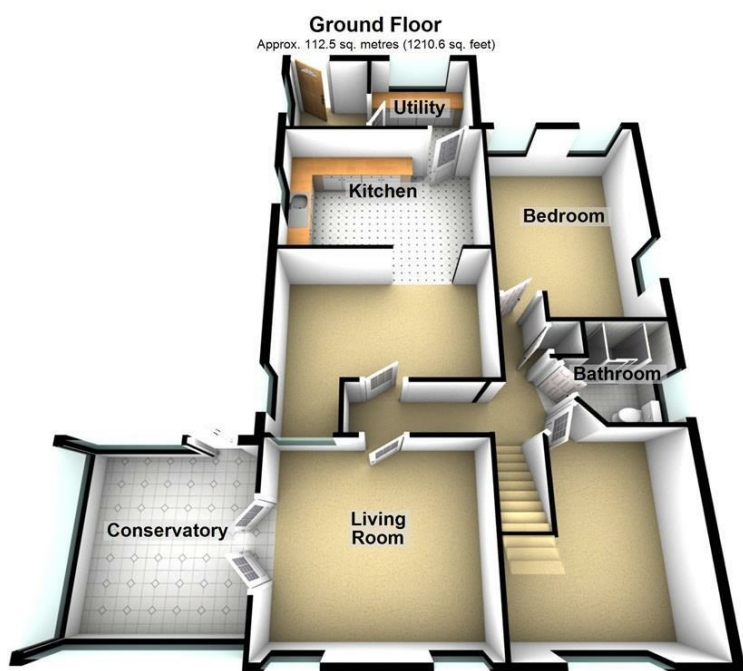
16'2 x 10'10

Having a window looking out over the gardens along with a skylight and radiator.

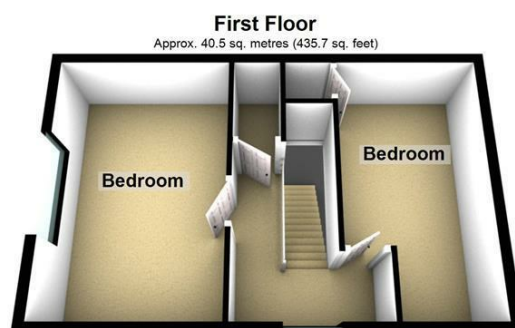


Bedroom Four

16'2 x 8'6 max



Ground Floor
 Approx. 112.5 sq. metres (1210.6 sq. feet)



First Floor
 Approx. 40.5 sq. metres (435.7 sq. feet)

Total area: approx. 152.9 sq. metres (1646.3 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		63	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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