

# Town & Country

Estate & Letting Agents

Ruthin Road, Wrexham

£625,000



Boasting far-reaching and beautiful views this substantial and versatile family home sits on a generous sized plot and benefits from both UPVC double glazing and oil central heating. Externally the property is approached through double gates opening to ample block paved off-road parking and turning which leads along the side of the property through the established lawn and shrub gardens to a parking area which allows access to both the rear garden and double garage. The side garden is low maintenance with an artificial lawn and composite deck patio area outside of covered seating area currently housing the extra large hot tub. The south facing rear garden is a good size and predominantly laid to lawn with block paved patio areas both front and rear along with a standalone home office. Internally the light and spacious accommodation briefly comprises an inviting entrance hall, allowing access to a triple aspect living room, a dining room with an open thruway to a contemporary kitchen which in turn has a hallway off leading to a utility room and garden room and completing the ground floor accommodation is a cloakroom WC, recently installed shower room and a sitting room which could also be utilised as a ground floor bedroom. The first floor landing is fitted with an array useful floor to ceiling cupboards and offers access to another stylish shower room and all four double bedrooms the principle of which boasts are beautiful for piece ensuite bathroom. This property should be viewed to be fully appreciated.

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### Externally Front

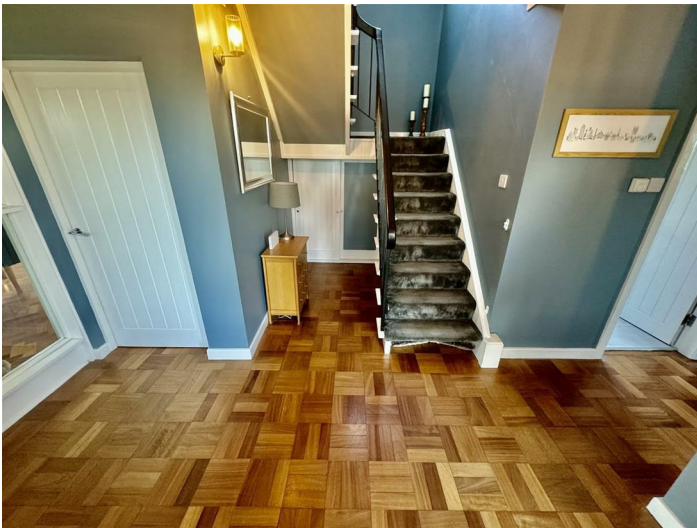
Double gates open to a block paved driveway which splits a beautifully maintained, established front garden laid to lawn with a scattering of mature plants, shrubs and trees, and a smaller slate chip front garden with sleeper raised borders. The brick block driveway continues along the side of the property to ample off-road parking for several vehicles and allows access to the double garage, outbuilding and standalone home office.



### Living Room

22'1 x 14'7

With parquet flooring laid in a herringbone style this triple aspect room has a window facing the front elevation to the side elevation and a further the window to the opposite elevation, two radiators and feature is an open fire with timber mantle and slate hearth.



### Entrance Hall

17' x 12'

A composite front door with long stainless steel bar handle and four opaque double glazed inserts opens to a welcoming reception hall with parquet flooring. A glass wall to the kitchen/dining room, stairs off rising to the first floor accommodation with storage cupboards below, a tower, anthracite radiator and doors off to the living room, ground floor shower room, cloakroom WC and to the sitting room/ground floor bedroom.

### Cloak room WC

Fully tiled with a high-level opaque window to the front elevation, recessed downlights set within the ceiling and a dual flush low level WC within integrated wash hand basin.







**Ground Floor Bedroom/ Sitting Room**

13'2 x 14'8

With parquet flooring laid in a herringbone pattern and having a window facing the front elevation with a radiator below.



**Dining Room**

17'7 x 14'6

With parquet flooring laid in a herringbone pattern, and anthracite tower radiator with a UPVC double glazed door with integrated blinds and matching windows either side opening to the side garden and an open through way to the kitchen.



**Ground Floor Shower Room**

7'7 x 7'5

A beautiful recently installed shower room comprising an oversized walk-in shower enclosure with protective glass screen with a dual head thermostatic shower, a vanity unit incorporating a medicine cabinet and a wash hand basin with mixer tap and dual flush low level WC. Walls are fully tiled with a chrome heated towel rail and opaque window facing the rear elevation along with an extractor fan, the flooring is ceramic tiled and set with the ceiling recessed down lights.







### Kitchen

14'5 x 11'9

The kitchen is fitted with a range of gloss grey contemporary wall, base and drawer units with a matching island unit incorporating a breakfast bar. The solid wood work surfaces house a resin single drainer sink unit with mixer tap and tile splashback, space and plumbing for a dishwasher, an integrated wine cooler, space for range cooker with a fixed extractor hood above and windows looking to the side and elevations. And opaque UPVC double glaze door opens to the rear hallway.



### Garden Room

15' x 12'4

Having a ceramic tiled floor and featuring a Henley cast-iron wood burner sitting on a slate hearth. Full length UPVC double glazed windows and door with integrated blinds open to the side garden, where the off-road parking turning and access to the garage are located. To the opposite elevation a wall full length windows and doors also with integrated blinds open allowing access to the side and rear gardens.



### Rear Hallway

The rear hallway is ceramic tiled with the radiator and open through way to the utility and a door opening to the garden room.

### Utility

4'8 x 6'6

With space and plumbing for a washing machine with a solid woodwork surface above, drawers to the side and fitted cabinet above, recessed downlights within the ceiling and a window facing the side elevation.



### First Floor Landing

With recessed downlights, a large window looking out over the rear garden, access to the loft space and doors opening to the first floor shower room and to all four bedrooms, the principle of which enjoy ensuite facilities. Along the length of the landing floor to ceiling fitted cabinets and drawers which are complimented by stainless steel handles.





### Family Shower Room

7'8 x 6'4

Another lovely shower room again with an oversized shower enclosure with protective glass screen and a dual head thermostatic shower, low level WC and pedestal wash hand basin with mixer tap, the walls are fully tiled with an extractor fan, black column tower radiator and two opaque windows facing the rear elevation, the flooring is ceramic tile and the ceiling has recessed downlights.



### Principle Bedroom

17'1 x 10'

Having recessed downlights set within the ceiling, a window to the side elevation with a radiator below and a door opening to the ensuite bathroom.



### En Suite Bathroom

9'10 x 7'2

A beautiful four piece suite comprising a slipper style bath with standalone mixer tap, an oversized shower enclosure with dual head thermostatic shower. Dual flush low level WC and a glass countertop mounted wash basin with mixer tap. The flooring is ceramic tiled, the walls partially tiled with an anthracite heated towel rail and extractor fan and set within the ceiling recessed downlights.





### Bedroom Two

17' x 10'4 max

Fitted with floor to ceiling wardrobes and luggage cupboards, recessed downlights set within the ceiling and windows facing the front elevation with a radiator below.



### Bedroom Four

12'8 x 12' max

Having a window facing the side elevation with a radiator below and recessed downlights set within the ceiling.



### Bedroom Three

17' x 10'8 max

With an access door to the eaves storage and a window facing the rear elevation with a radiator below along with recessed downlights set within the ceiling.



### Out building

7'9 x 3'7

The outbuilding houses the floor mounted oil boiler, the electric meter and recently installed consumer unit.





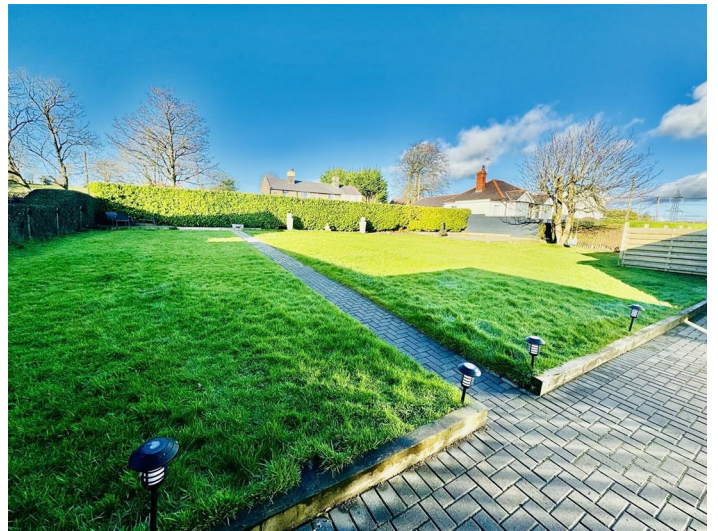
### Standalone Home Office

Entered through UPVC double glazed doors which open to timber laminate flooring with recessed downlights set within the ceiling and a window facing the side elevation.



### Side Garden


The side garden is of low maintenance with its artificial lawn and composite deck patio area also having a covered seating area which currently houses the extra large hot tub



### Rear Garden

A generous sized rear garden with a block paved pathways and patio areas situated to both front and rear elevations with a large lawn garden enclosed predominantly by hedging with some timber fencing and having external lighting under water supply and offers access to the home office, currently used as a bar.

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| 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<br>2002/91/EC |  |