

Town & Country

Estate & Letting Agents

Isaf, Denbighshire

£675,000



Substantial three bedroom residence with self contained annex, currently being used as a self catering holiday let, set within approximately 5 acres of grounds made up of formal gardens, two fields and outbuildings. With absolutely fantastic views of the Berwyn mountains and surrounding areas. Whether your looking to purchase as a going concern or to convert to a family home, this property with associated buildings is a definite must view! The property benefits from UPVC double glazing and oil fired central heating, with internal accommodation in brief comprising an entrance hall, kitchen, living room, dining room, conservatory and cloakroom WC, with fist floor landing offering access to three double bedrooms, family bathroom and septate WC.

Imperial Buildings, King Street, Wrexham, LL11 1HE
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Externally

The property is approached through a tree lined private driveway leading to ample tarmac parking area and turning positioned to the front of covered carport and log store.

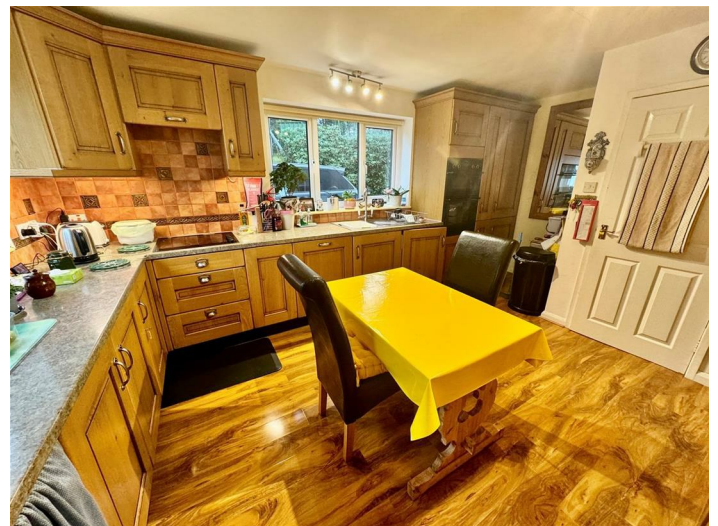


Entrance Hall

The property is entered through a wooden door opening to an impressive entrance hall with a solid oak turned staircase leading to first floor accommodation, engineered wood flooring, UPVC double glazed opaque window on the side elevation, radiator and doors leading to a cloak room, WC, and kitchen and lounge.

Cloakroom WC

Fitted with a white low level WC and pedestal wash hand basin, with an opaque UPVC double glazed window to the front elevation.



Kitchen

16'9" x 11'9"

Fitted with a range of bespoke solid wood wall, base and drawer units with complimentary modern handles. Ample work surface space houses a stainless steel sink unit with a mixer tap.

and tiled splash back. Integrated appliances include a double oven, four ring gas hob with extractor fan above and a dishwasher. There is space and plumbing for a washing machine and dryer and boiler housing. Engineered wood flooring and UPVC double glazed windows overlooking the front and side elevations,



Lounge

18'6" x 15'7"

Featuring an exposed stone fire place with oak mantle and slate hearth and space for an electric fire, exposed beams to the ceiling, window overlooking the rear elevation offering superb views of the ground and hills beyond, radiator, internal glazed door to the dining room and UPVC double glazed door to conservatory.



Conservatory

19'5" x 8'6"

Taking advantage of superb views constructed of low brick walls with UPVC double glazed panels and French doors leading out to the garden.



Dining Room

19'8" x 10'4"

Featuring exposed beam to the ceiling, UPVC double glazed window overlooking the rear elevation and offering far reaching views,



Bedroom One

17'8" x 15'5"

Fitted with floor to ceiling mirrored front built in wardrobes with sliding doors, loft access, UPVC double glazed window to the rear elevation offering amazing views with radiator below and feature beams above.



Bedroom Three

15'8" x 7'7"

A double aspect room with UPVC double glazed windows to the front and side elevations with radiator below.



Bedroom Two

16'4" x 12'3"

A further large double bedroom with built in wardrobe with sliding doors, two feature port hole windows to the side elevation and a further UPVC double glazed window to rear elevation, again taking advantage of incredible views with radiator below.



Bathroom

Fitted with a white panel bath, oversized shower enclosed with thermostatic shower above, pedestal wash hand basin, built in cupboards the walls are fully panelled with UPVC double glazed window to side elevation with radiator below

Separate WC.

Low level WC.

Annex

Kitchen

15'9" x 11'4"

Fitted with a range of wooded base and wall units, with work surface housing a sink and drainer unit with mixer tap above, there is space and plumbing for a washing machine, fridge and freestanding cooker and hob unit, UPVC double glazed door to the rear of the property, along with double glazed UPVD window, leaver latch door leading to the living space.



Living Area

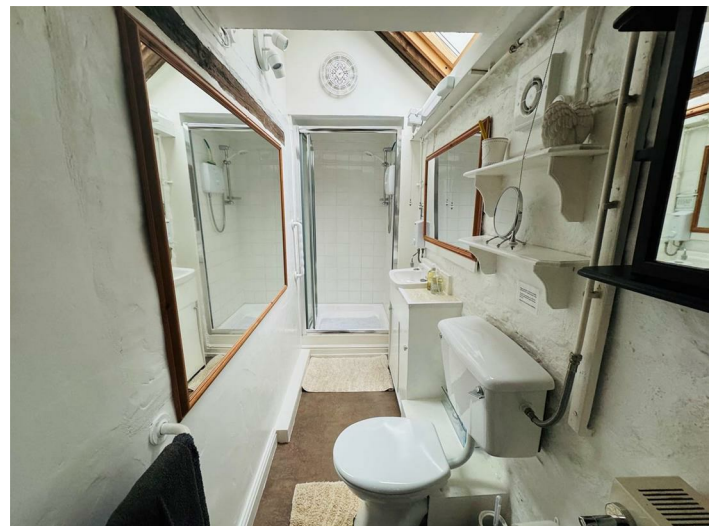
With engineered wood flooring, UPVC double glazed sky light, exposed beams to the ceiling, radiator and leaver latch doors off leading to the bedroom and bathroom.



Bedroom

With a continuation of the engineered wood flooring with exposed beams to the ceiling, a further exposed beam creating

a mezzanine level with UPVC double glazed window overlooking the grounds with two further double glazed windows to the side and rear elevation with radiator below.



Shower Room

Fitted with a three piece suite comprising shower enclosed with eclectic shower above, pedestal hand wash basin with vanity unit below, low level WC, radiator and exposed beams and UPVD double glazed sky light tot he ceiling,



GROUNDS

Formal sweeping gardens and gravelled driveway with good sized parking area. Extensive lawned area. We are informed that the land covers approx 4 acres including property.

Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

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

Mortgage Advice

Town and Country Property Services 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.

Hours of Business

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

Sunday - CLOSED



Unless otherwise stated, all measurements are approximate. See to State: www.propertyphotography.com. Direct Dial: 01978 228 007. Plan produced using Planica.

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) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	