

Town & Country

Estate & Letting Agents

Ruthin Road, Wrexham

£325,000



Located in the heart of the popular hillside village of Bwlchgwyn, this charming three-bedroom detached former police house offers easy access to Wrexham, major road links, and scenic countryside. The home features UPVC double glazing, oil-fired central heating, and spacious accommodation including multiple reception rooms, a conservatory, kitchen/breakfast room, utility, cloakroom WC, and a modern bathroom. Outside, the property boasts well-maintained gardens, ample parking, a detached garage, outbuildings, a greenhouse, and a patio with a pergola.

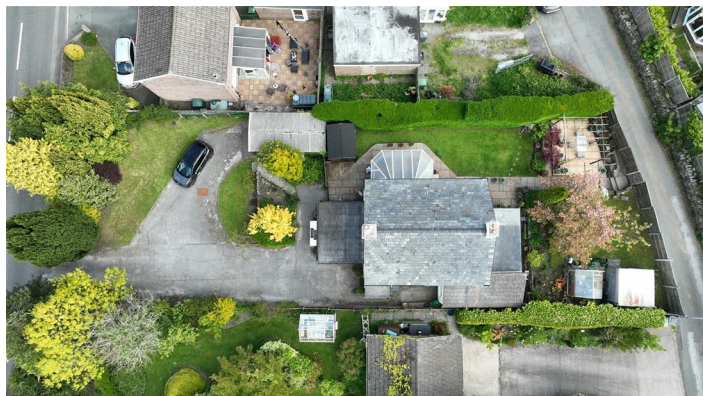
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DESCRIPTION

Situated in the heart of this popular village on the hill above Wrexham, this three-bedroom detached former police house enjoys convenient access to the city centre, motorway links, and rural amenities. The property benefits from UPVC double glazing and oil-fired central heating. Accommodation briefly comprises: entrance porch, reception hall, living room, dining room with adjoining conservatory, sitting room, kitchen/breakfast room, rear hall/utility with cloakroom WC, and first-floor landing giving access to three bedrooms and a modern bathroom. Externally, the property is set on a beautifully tended plot with generous parking and turning space, a detached garage, lawned gardens rich with established plants, shrubs, and trees, an outbuilding, timber shed, greenhouse, and a paved seating area beneath a pergola.



LOCATION

Bwlchgwyn is a sought-after village perched on the hills above Wrexham, offering stunning countryside views and a peaceful rural lifestyle while remaining within easy reach of local amenities, schools, and transport links. Renowned as one of the highest villages in Wales, it provides a perfect blend of village charm and convenient access to Wrexham city centre, Chester, and major road networks, making it ideal for families, commuters, and outdoor enthusiasts alike.

ENTRANCE PORCH

The property is entered through an opaque UPVC double-glazed door, which opens into an entrance porch with wood-grain effect laminate flooring, an opaque side window, and a partially glazed door opening into the reception hall.



RECEPTION HALL

16'9 x 7'1

A spacious and inviting area with a radiator and stairs rising to the first-floor accommodation, featuring spindle balustrades and a generous storage cupboard beneath. Glazed doors open into the living room, dining room, sitting room, and kitchen/breakfast room.



LIVING ROOM

13'8 x 11'9

With a window to the side elevation and a radiator below, this room features an ornate coved ceiling with a central ceiling rose and a Calor gas fire set on a ceramic tile hearth with an Adam-style surround.



DINING ROOM

11'9 x 11'0

This room features a textured ceiling with coving, a radiator, a cast-iron fireplace, and UPVC double-glazed French doors opening into the conservatory.



SITTING ROOM

12'0 x 9'7

Featuring a window to the side elevation, a radiator, a living flame Calor gas fire, and patio doors opening to the garden.



CONSERVATORY

13'7 x 9'5

Constructed on a low brick wall with a UPVC double-glazed frame and integrated French doors opening to the garden. Finished with ceramic tile flooring.



KITCHEN/BREAKFAST ROOM

17'6 x 13'1

Laid with ceramic tile flooring throughout and fitted with a range of light wood-grain effect wall, base, and drawer units complemented by stainless steel handles. Work surfaces house a 1.5-bowl sink unit with mixer tap. There is space for a cooker with extractor hood above, and housing for both a washing machine and dishwasher. Two windows face the rear elevation, with a radiator and door leading to the rear hallway.



CLOAKROOM W/C

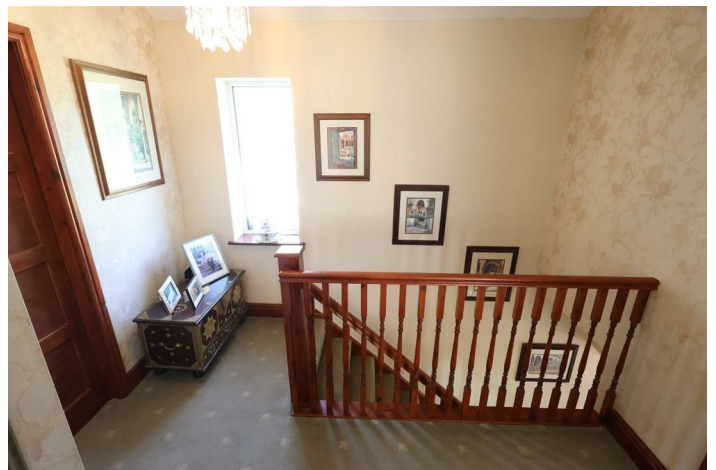
4'3 x 3'1

Fitted with a low-level WC and a wash hand basin beneath an opaque side window.



REAR HALLWAY

Continuing with the ceramic tile flooring, the hallway houses the floor-standing oil boiler, plumbing for a washing machine, a fixed bowl unit, and doors leading to the cloakroom WC and the rear garden via an opaque UPVC double-glazed door.



FIRST FLOOR LANDING

With continued banister and spindle balustrades, access to the loft, and an opaque window to the side elevation. Doors open to all three bedrooms and the bathroom.



BEDROOM ONE

12'7 x 11'0

With a window to the side elevation, a radiator below, and a textured ceiling.



BEDROOM THREE

7'7 x 8'7

Includes a built-in wardrobe with cupboard above, radiator, and a window to the front elevation.



BEDROOM TWO

11'5 x 10'9

Fitted with a range of built-in furniture including wardrobes, a base cabinet, shelving, and overhead storage. A window faces the side elevation with a radiator beneath and a textured ceiling.



BATHROOM

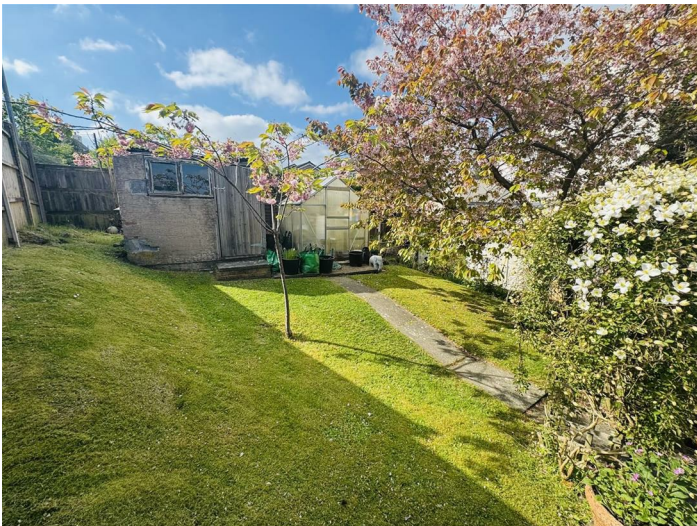
8' x 5'8

Installed with a modern white three-piece suite comprising a P-shaped panel bath with thermostatic shower and curved protective screen, a dual flush low-level WC, and a pedestal wash basin. Features include an airing cupboard, fully tiled walls, an extractor fan, chrome heated towel rail, opaque window to the rear elevation, and recessed ceiling downlights.



EXTERNALLY

Approached from the main road, the property offers ample off-road parking and turning space, as well as a detached prefabricated garage. The lawned gardens are well-stocked with an array of colourful, established plants, shrubs, and trees. A timber side access gate leads along the side of the property to the rear garden. The side garden features a paved pathway and a timber shed, and leads to the rear garden, which includes two lawned areas, a paved patio with pergola, well-stocked planted borders, an outhouse, a greenhouse, and timber-gated pedestrian access opening onto Wesley Road. The garden also benefits from outside lighting and a water supply.



DRONE PHOTOGRAPHY



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



Services (Wrexham)

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

Council Tax Band E - £2680.00

Tenure: Freehold

Viewings (Wrexham)

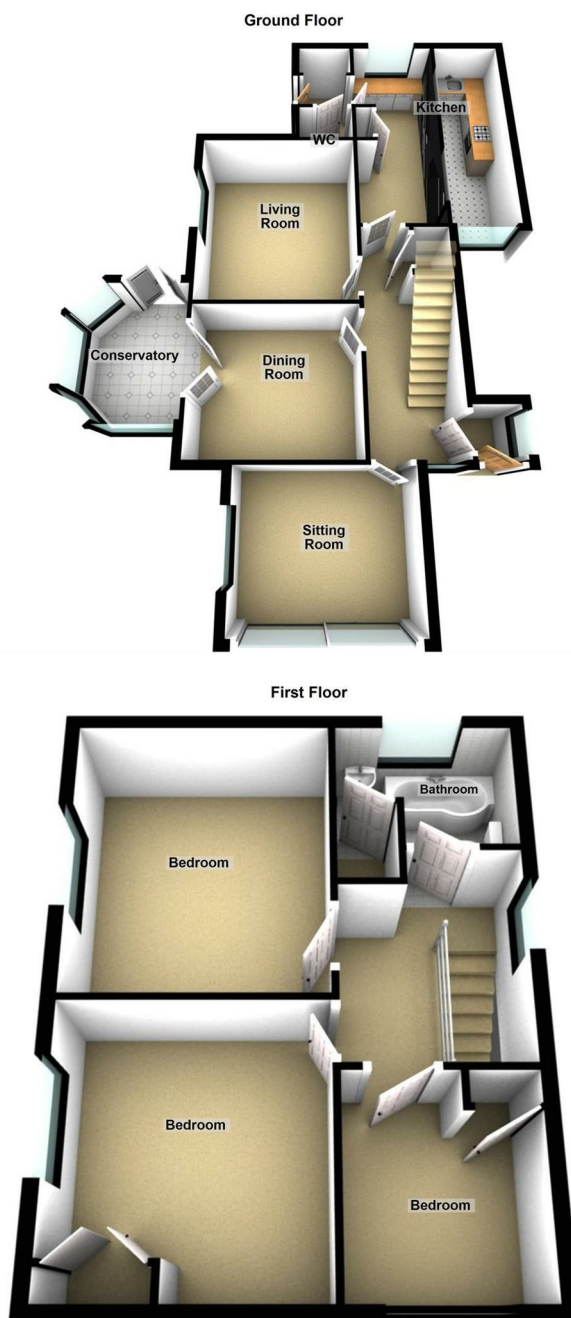
Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	72
England & Wales		EU Directive 2002/91/EC

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