

Town & Country

Estate & Letting Agents

Cymau, Wrexham

£525,000



Set in a highly sought-after location, this substantial property offers easy access to the city centre, local motorway networks, and everyday amenities while benefiting from a countryside setting with stunning rural views front and rear. The spacious and light-filled accommodation which has had recent UPVC double glazing fitted throughout comprises a vestibule with cloakroom WC, a welcoming reception hall, generous living room with large conservatory, dining room, kitchen/breakfast room, two utility rooms, and a ground-floor guest bedroom with ensuite. Upstairs are three further bedrooms, including a principal suite with ensuite bathroom and two additional bedrooms with ensuite shower rooms. Externally, the property offers ample brick-block off-road parking and turning space in front of a double garage. The front garden is attractively lawned and planted, with gated side access leading to a beautifully maintained rear garden. This includes paved patios, pathways, a central lawn, and colourful, well-stocked borders, all enjoying wonderful views over the surrounding fields and hills.

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EXTERNALLY FRONT

Double iron gates open onto an ample brick-block off-road parking and turning area, positioned in front of the double garage and alongside a well-maintained lawned front garden, stocked with a variety of plants and shrubs. Gated side access leads to the rear of the property. Outside lighting is positioned above the garage and beside the main entrance door.



REAR GARDEN

The rear garden enjoys a very private, delightful south-easterly orientation with stunning views over open fields. It is enclosed by fencing and features a lawn, a paved patio, and pathways bordered by colourful, well-stocked flower beds with a variety of plants, shrubs, and trees. An external water supply is also installed.

VESTIBULE

5'2" x 5'2"

A leaded and stained-glass UPVC double-glazed door opens to a vestibule with wood grain-effect ceramic tiled flooring, a radiator, and a built-in cloaks/storage cupboard with lighting. Doors lead off to the cloakroom WC and the reception hall.

CLOAKROOM W/C

7'8" x 3'0"

Fitted with wood grain-effect laminate flooring, a radiator, and an opaque front-facing window. Installed with a low-level WC and a vanity unit housing a wash hand basin with tiled splashback.



RECEPTION HALL

20'6" x 8'2"

An inviting entrance hall with stairs rising to the first-floor accommodation, featuring spindle balustrades, coved and textured

ceiling, and a side-facing window with a radiator beneath. Doors lead off to the kitchen/breakfast room, dining room, living room, and ground-floor bedroom.



LIVING ROOM

19'6" x 14'1"

With two radiators, a rear-facing window, glazed double doors opening to the dining room, and patio doors leading to the conservatory. Features include a coved and textured ceiling and a multi-fuel burner set on a slate hearth.



CONSERVATORY

24'0" x 13'2"

A substantial space with ceramic tile flooring, constructed with a UPVC double-glazed frame and integrated French doors opening onto the rear garden. Includes two ceiling fans and spotlights.



DINING ROOM

14'4" x 12'10"

Featuring a window facing into the conservatory with a radiator below, and a coved and textured ceiling.



KITCHEN/BREAKFAST ROOM

19'5" x 15'4"

Fitted with an array of wall, base, and drawer units, including a central island with breakfast bar. Work surfaces incorporate a resin one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, electric hob, and extractor hood and dishwasher. Space and plumbing are provided for an under-counter fridge. Windows face both rear and side elevations. The room has ceramic tiled flooring throughout, a radiator, and a textured ceiling with inset downlights.



UTILITY ROOM

10'6" x 7'5"

Fitted with a base unit and matching work surface from the kitchen, housing a stainless steel single drainer sink with tiled splashback. Below is space and plumbing for a washing machine and dryer, as well as the floor-standing oil boiler. Ceramic tile flooring continues from the kitchen. Additional features include a radiator, side-facing window, and opaque UPVC double-glazed back door.

SECOND UTILITY ROOM

9'5" x 8'9"

Previously used as a treatment room, this space includes fitted wall and base units with a stainless steel single drainer sink and tiled splashback. The flooring is wood grain-effect laminate, and the ceiling is suspended with inset lighting and an extractor fan. A door provides internal access to the garage.

DOUBLE GARAGE

20'1" x 16'0"

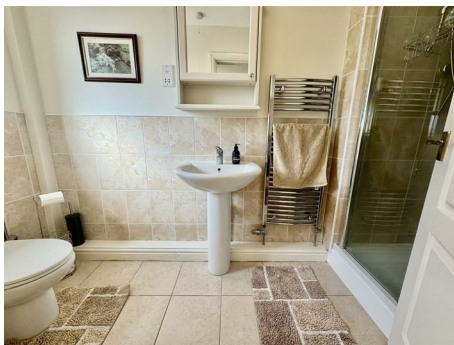
Accessible from the front via two single up-and-over garage doors. Includes loft storage access, power and lighting, and two opaque side-facing windows.



GROUND FLOOR GUEST BEDROOM (BEDROOM TWO)

14'0" × 14'6"

With a front-facing window and radiator below, and an internal door opening to the ensuite shower room.



ENSUITE SHOWER ROOM

10'4" × 4'5"

Fitted with a modern three-piece suite comprising an oversized shower enclosure with thermostatic shower, dual-flush low-level WC, and pedestal wash hand basin with mixer tap. Features ceramic tiled flooring, partially tiled walls, a chrome heated towel rail, front-facing opaque window, extractor fan, and textured ceiling.



FIRST FLOOR LANDING

A galleried landing with continuation of the spindle balustrade from the reception hall, front-facing skylight, loft access, and generous eaves storage. A walk-in airing cupboard houses the pressurised hot water cylinder. Doors lead to three bedrooms, each with ensuite facilities.



PRINCIPAL BEDROOM

22'2" × 14'7"

A stunning dual-aspect room with two dormer windows to the front offering views over countryside and hills, and two dormer windows to the rear with further views over fields and farmland. Includes two radiators and a door leading to the ensuite bathroom.



ENSUITE BATHROOM

12'8" × 4'5"

Modern three-piece suite comprising an L-shaped panelled bath with mixer tap and thermostatic shower over with protective screen, dual-flush WC, and vanity unit with wash hand basin and mixer tap. Fully tiled walls, ceramic tiled floor, chrome heated towel rail, side-facing opaque window, and ceiling-mounted extractor fan.



BEDROOM THREE

15'2" × 13'5"

With two dormer windows to the rear framing countryside views, radiator, and door to ensuite.



ENSUITE SHOWER ROOM

9'7" × 3'10"

Includes an oversized shower enclosure with thermostatic shower, dual-flush WC, and vanity unit with wash hand basin and mixer tap. Partially tiled walls, chrome heated towel rail, side-facing opaque window, and extractor fan.



BEDROOM FOUR

13'1" × 11'2"

Rear-facing dormer window, radiator, and door to ensuite.



ENSUITE SHOWER ROOM

5'2" × 4'6"

Comprising a shower enclosure with thermostatic shower, wash hand basin, and low-level WC. Partially tiled walls and ceiling-mounted extractor fan.

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
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		
England & Wales		EU Directive 2002/91/EC 