

Town & Country

Estate & Letting Agents

Nant Road, Bwlchgwyn, Wrexham

Offers In Excess Of
£400,000



This beautifully presented property offers breathtaking, far-reaching countryside views and must be viewed to be fully appreciated. Benefits include oil-fired central heating, UPVC double glazing, and solar panels. The accommodation briefly comprises an entrance porch leading to a spacious dining room and snug with a feature stone fireplace and log burner, flowing into a sitting room with patio doors to the rear garden and a second opening leading to a stunning light oak kitchen. A contemporary shower room and a formal living room, also with a log burner and picture windows framing the views, complete the ground floor. Upstairs, there are three generously sized bedrooms and a stylish family bathroom. Externally, the property boasts ample parking, a detached garage, and beautifully landscaped gardens with a raised patio area ideally situated to enjoy the magnificent views—changing with every season.

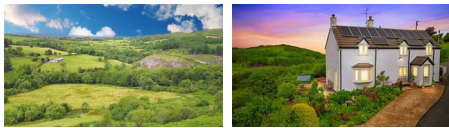
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DESCRIPTION

A well presented three-bedroom detached home offering spacious and versatile living accommodation, set in an elevated position with stunning far-reaching rural views. Featuring two reception rooms, a stylish kitchen, two modern bathrooms, and beautifully landscaped gardens, the property also benefits from off-road parking, a detached garage, oil central heating, UPVC double glazing, and solar panels. An ideal home for those seeking countryside living with modern comforts.



LOCATION

Nestled in the picturesque village of Bwlchgwyn, Nant Road enjoys an elevated position surrounded by rolling countryside and valleys. Properties along this road look over the dramatic Nant-y-Ffrith ravine and forested slopes, offering breathtaking rural views towards the Cheshire Plain, Peak District, and even Jodrell Bank on clear days

DIRECTIONS

Head west out of Wrexham on the A525 towards Ruthin, Pass the A483 and continue towards Bwlchgwyn (the A525 continues through the village), After approximately 6-7 miles, turn off as necessary into Nant Road, Bwlchgwyn, following local signage toward properties on the road.

ENTRANCE PORCH

The property is entered via a UPVC double-glazed front door which opens to a recessed doormat well, with windows to either side. A wooden door with a glazed insert then opens into the main living accommodation.



DINING ROOM & SNUG

21' x 11'9"

A generous and welcoming space featuring two front-facing windows with integrated plantation shutters and radiators below. The room boasts a beautiful stone fireplace with a cast-iron log burner, creating a warm focal point. Open archways lead through to both the sitting room and kitchen, creating a lovely flow throughout the ground floor.



KITCHEN

14'1" x 10'6"

A beautifully fitted kitchen with a range of light oak-style wall, base, and drawer units complemented by stainless steel handles and quartz work surfaces. The kitchen includes a stainless steel one-and-a-half bowl sink with an adjustable mixer tap and a matching breakfast bar. There is space for a range cooker with a stainless steel extractor hood above, as well as an integrated slimline dishwasher, washing machine, and dryer. Ceramic tiled flooring with underfloor heating adds both comfort and style. Two double-glazed Velux skylights and recessed downlights set into the ceiling provide excellent lighting. A stainless steel tower-style column radiator is wall-mounted, and a light oak veneer internal door leads to the shower room.



SHOWER ROOM

6'1" x 5'8"

Fitted with a contemporary dual-flush low-level WC, a wash hand basin mounted on a light oak

countertop with mixer tap, and ceramic tiled flooring with integrated drain. The room also features a wall-mounted thermostatic shower with a protective glass screen, a chrome heated towel rail, and fully tiled walls. An extractor fan and a Velux skylight, along with recessed downlights, complete this stylish space.



SITTING ROOM

13'7" x 14'4"



LIVING ROOM

13'4" x 12'8"

A charming formal living room featuring a bow window to the front with a radiator beneath, an additional side-facing window, and a striking stone-flag fireplace housing a cast-iron log burner with an oak mantle above. Either side of the flue are picture windows offering stunning views of the rear garden and the countryside beyond.



FIRST FLOOR LANDING

Continues the theme of light oak banisters and stainless steel balustrades. The landing gives access to the loft, has a radiator, and windows to both side elevations. Light oak veneer doors open to all three bedrooms and the bathroom.



PRINCIPAL BEDROOM

13'9" × 12'9"

A spacious double room with a radiator and dual-aspect windows—one facing the front and one the rear—framing far-reaching rural views.



BEDROOM TWO

11'1" × 10'3"

Includes a radiator, a built-in wardrobe with lighting, and windows to both the rear and side elevations, once again offering lovely views.



BEDROOM THREE

14'5" × 8'0"

Features a front-facing window with an integrated window seat, a radiator, and a walk-in double-door wardrobe with recessed ceiling lights.



BATHROOM

12'4" × 5'8"

Fitted with a modern white three-piece suite comprising a panelled bath with central mixer tap and electric shower above, a wraparound protective screen, a dual-flush low-level WC, and a pedestal wash hand basin with mixer tap. A column-style radiator with an integrated stainless steel heated towel rail, partially tiled walls, and an opaque front-facing window add to the room's functionality and appeal. A built-in double-door cupboard houses the boiler and Megaflo pressurised hot water cylinder. Recessed ceiling downlights provide additional lighting.



EXTERNALLY

To the front, there is patterned concrete off-road parking for several vehicles, leading to a detached pre-fabricated garage with an up-and-over door and external lighting. The front garden is beautifully stocked with a variety of colourful plants, shrubs, and trees. The side and rear gardens continue the same level of care, featuring a well-maintained lawn, mature fruit trees, and further established planting. There is an ornamental pond, a potting shed, and a raised circular patio area with spotlights—perfectly positioned to take in the stunning, ever-changing rural views.

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.

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.

Services (Wrexham)

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

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.

Viewings (Wrexham)

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

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 