

Town & Country

Estate & Letting Agents

Allt Y Pentref, Gwynfryn

£575,000



A stunning five bedroom detached residence set in a large plot set in a semi-rural location. The property comprises; entrance hall, lounge, kitchen/diner, conservatory, study, shower room, five bedrooms, and family bathroom internally. Externally is a double garage, with driveway to front, with beautifully presented and extensive gardens to rear. Viewings are highly recommended!

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Porch

A UPVC door to porch with large double glazed windows to views. Laminate flooring. Door leading to:

Ground floor hallway

Laminate floor. Two radiators. Stairs to first floor. Internal door leading to:



Double Garage

Double electric door. Power and lights.



Bedroom Four

13'7" x 7'06"

On ground floor. Double glazed window to side. Window to porch. Radiator.



Bedroom Five

6'08" x 9'03"

On ground floor. Double glazed window to front. Radiator.



Shower Room

On ground floor. Mains shower. Low level WC. Hand wash basin. Tiled in part. Laminate flooring. Extractor. Radiator.

First Floor Hallway

With doors leading to lounge, kitchen, bedrooms one, two and three and family bathroom. Built in airing cupboard containing hot water tank and shelves. Attic hatch. Radiator. Lights and smoke detector.



Lounge

18'09" x 26'04"

Large triple glazed windows to front with far reaching views. Multi fuel burner. Brick hearth. Two radiators. Archway leading to:





Kitchen/Diner

26'04" x 9'05"

Range of wall, base and drawer units with complimentary work surfaces. Stainless steel one and a half sink and drainer with splash back tiling. Five ring gas hob. Double oven. Fitted fridge freezer and dishwasher. Spotlights. Boiler. Breakfast bar. Double glazed window to rear. French doors to garden. Door to conservatory. Oak door to:



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Study

9'06" x 8'0"

Double glazed window to rear. Radiator.



Conservatory

8'0" x 7'01"

Dwarf wall construction. Tiled flooring. Fitted unit with tiled worktop.



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Bedroom One

16'0" x 9'02"

Two double glazed windows to front with far reaching views. Radiator.



Bedroom Two

10'0" x 11'08"

Double doors to garden. Double glazed overhead window to side. Radiator.



Bedroom Three

13'07" x 7'06"

Double glazed window to front. Outlook to views. Radiator.



Outside

Large driveway to front leading to garage with car port to front providing ample off road parking. Lawned garden with gated access to rear. Stunning rear garden being mainly lawned with gravelled paving, shrubbery and far reaching views. Patio seating areas. Trees and plants throughout.



Family Bathroom

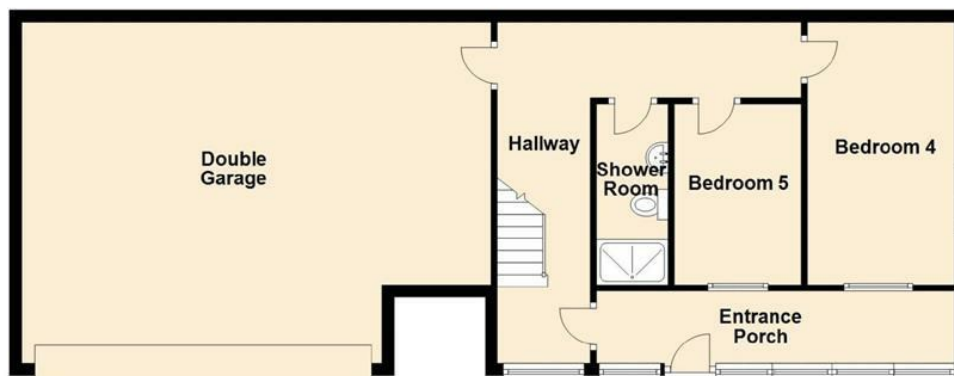
Fitted bath with shower attachment. Tiled shower cubicle with overhead shower. Low level WC. Pedestal wash hand basin. Laminate wood floor. Tall heated towel rail. Part tiled walls. Frosted double glazed window to rear.





Ground Floor

Approx. 84.9 sq. metres (913.6 sq. feet)



First Floor

Approx. 144.3 sq. metres (1553.6 sq. feet)



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

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