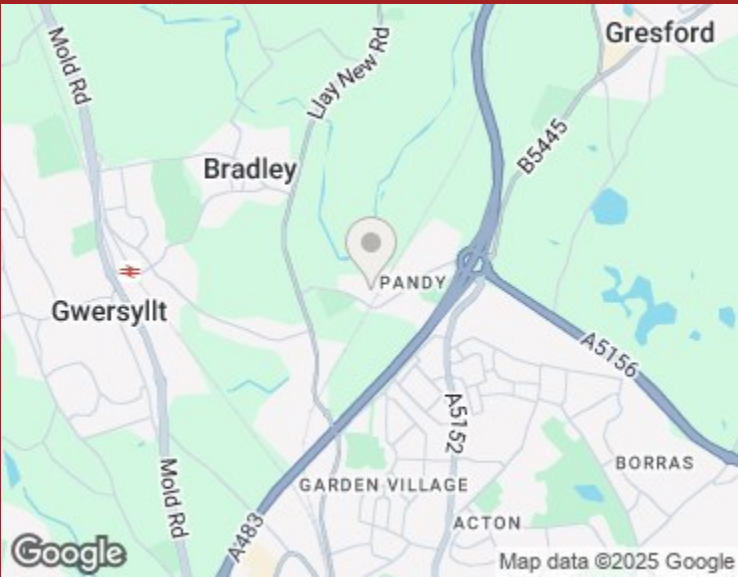


Total area: approx. 402.0 sq. metres (4327.5 sq. feet)



Directions from our wrexham office  
are found here



Offers In The  
Region Of

£750,000

**Town & Country**  
Estate & Letting Agents

**Plas Acton Road  
Pandy  
LL11 2UD**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.





A tremendous four bedroom detached period former farmhouse offering flexible accommodation, with sections thought to date back to the 15th Century, set in approx. 0.52 acres. The property is presented in immaculate condition, retaining period features with modern benefits and decoration, including a modern kitchen, master bedroom suite with large en-suite bathroom, and gymnasium. The property is approached via an electric gate to a large driveway, with extensive landscaped gardens and Indian stone patios and pathways to the front and rear. Timber double glazing throughout. Viewings are highly recommended to appreciate everything that is on offer.



- PERIOD DETACHED FARMHOUSE
- SET IN APPROX 0.52 ACRES
- MODERN FEATURES
- ADAPTABLE ACCOMMODATION
- FOUR BEDROOMS
- EN SUITE FACILITIES
- FOUR RECEPTION ROOMS
- GYMNASIUM
- AMPLE PARKING & GARAGE
- LANDSCAPED GARDENS



**Entrance Hall**  
28'09" x 7'00"  
The property is entered via a wooden glazed door into a large impressive entrance hall comprising of two double glazed bay windows to front. A spiral staircase to the right of the hall, with further window to front, and traditional staircase to the left with understairs storage.

**Lounge**  
29'04" x 12'04"  
Huge lounge area with two windows facing rear garden. Feature original wattle and daub wall panel and exposed wall beam.

**Snug**  
14'3" x 12'2"  
A cosy reception room with original large fireplace. Original beams to ceiling. Wood flooring and window to rear garden.

**Kitchen**  
18'01" x 59'11" x 36'11"  
L-shaped kitchen fitted with a modern range of wall, base and drawer units and granite worktops. Double stainless steel sink unit and drainer with mixer tap. Smeg A2 dual fuel range cooker. Integrated dishwasher. Space for large American style fridge/freezer. Tiled flooring. Feature beams to ceiling. Large built-in dresser for plates, wine etc. Patio doors to rear. Two windows to front.

**Dining Room**  
25'07" x 13'08"  
Large dining room. Fitted display unit with wine cooler. Patio doors to rear patio area. Two windows to front and one window to rear.

**Utility Room**  
12'08" x 6'09"  
Window to side. Space for washing machine and tumble dryer. Plenty of storage in floor to ceiling cupboards, one of which houses the gas boiler providing the central heating to the property. Tiled flooring.

**Cloakroom**  
Low level WC. Wash hand basin. Electric box. Heated towel rail. Tiled flooring.

**Downstairs WC**  
Comprising of low level WC. Feature wash hand basin and heated towel rail. Tiled flooring.

**Internal Hall**  
Provides side entrance to the property giving direct access to the utility room and a downstairs W/C.

**First Floor Landing**  
Leading from original stairs onto a large first floor landing comprising an airing cupboard and with loft access. Doors to:

**Master Bedroom**  
18'11" x 12'0"  
Double glazed window to front. Double glazed window to rear. Door to en-suite. Radiator x2.

**En Suite**  
Two wash hand basins. Low level WC. Jacuzzi bath. Tiled TV. Walk-in shower. Fully tiled walls. Radiator. Heated towel rail.

**Bedroom Two**  
24'08" x 9'01"  
Two double glazed windows to rear. Walk-in wardrobe.

**Bedroom Three**  
13'08" x 13'04"  
Double glazed window to front. Double glazed window to rear. Radiator. Carpet.

**Bedroom Four**  
14'01" x 11'09"  
Two double glazed windows to front. Radiator. Carpet.

**Family Bathroom**  
Low level WC. Pedestal wash hand basin. Free standing bath with shower head. Large open shower. Heated towel rail. Fully tiled. Radiator.

**Gymnasium**  
Fully modernised gymnasium with large fitted mirrors. Original feature beams to ceiling. Wood laminate flooring. Inset spotlights to ceiling.

**Outside**  
Large rear garden with two patio areas with perimeter hedging providing a very safe and private garden.

**Garage**  
Garage housing an inspection pit, and electric car charger. Electric garage door.

