

Town & Country

Estate & Letting Agents

Ridley Wood, Wrexham

£485,000



A substantial property on a generous plot beside Kellogg's and opposite Net World Sports, with excellent potential for commercial development (STPP). The layout offers ground floor commercial space with first floor accommodation, ample parking, and large rear gardens. A versatile opportunity that must be viewed to appreciate its scale and potential.

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DESCRIPTION

A substantial property set on a generous plot, positioned alongside Kellogg's and opposite Net World Sports, offering strong potential for commercial optimisation (subject to any necessary planning consents). The current layout supports both commercial use on the ground floor and residential accommodation above, which could be adapted or converted further if required. Externally, the property benefits from ample off-road parking along with large gardens and grounds to the rear. This is a versatile property that should be viewed to fully appreciate its size and potential.



LOCATION

Ridley Wood is a small village on the outskirts of Wrexham, close to the Welsh-English border. The area has convenient road links to Wrexham town centre (approximately 4 miles) and Chester (around 12 miles). Local amenities include village pubs, countryside walks, and easy access to schools and shopping facilities in nearby communities.

ENTRANCE HALL

Accessed via an opaque UPVC double-glazed door, opening to the entrance hall with stairs rising to the first floor and doors leading to the ground floor accommodation, including an office and a gym.



OFFICE SPACE

36'3 x 7'4

With radiator and three UPVC double-glazed windows to the front elevation.



GYM

13'6 x 15' (max)

With doors leading to the office and to a walk-in store measuring 10'4" x 7'8", fitted with power and light. A further door opens to the workshop.



WORKSHOP

38'3 x 10'9 (extending to 19')

With UPVC double-glazed window to the side elevation, double timber garage doors to the rear, and doors to four further rooms



ROOM ONE

12'6 x 7'4



ROOM TWO

12' x 7'8

with UPVC double-glazed window to the rear.

ROOM THREE

11' x 13'

with UPVC double-glazed window to the side.

ROOM FOUR

13' x 7'3

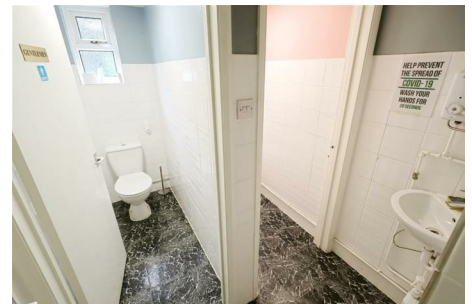
with its own UPVC entrance door, UPVC double-glazed window to the front, and internal access to Room Three.



KITCHEN

11'10 x 11'4

Private UPVC entrance door, UPVC window to the side, fitted with wall and base units, drawers, under-stairs storage cupboard, built-in cupboard, wall-mounted gas boiler, and steps leading to the toilet area.



TOILET

9' x 5'9

With corner wash hand basin, partially tiled walls, and doors to separate male and female WCs, each with opaque UPVC double-glazed windows.

FIRST FLOOR LANDING

With UPVC double-glazed side window and UPVC opaque glazed door opening to the living accommodation.

ENTRANCE HALL

24'7 x 4'1

Wood-effect laminate flooring with doors to the living room, kitchen, three bedrooms, and bathroom.



LIVING ROOM

31'7 x 15'3

Triple aspect with windows to the rear and side elevations (all with radiators beneath) and patio doors to the balcony. Finished with wood-effect laminate flooring. Door to Bedroom Four.



BALCONY



KITCHEN

9'3" x 12'9"

Fitted with a range of wood-effect wall and base units with stainless steel handles and ample work surface space, housing a stainless steel sink with mixer tap and tiled splashback. Space for a cooker with extractor hood, integrated fridge/freezer, plumbing for a washing machine and space for a dryer. Opaque UPVC door and window to the rear balcony with steps down to the gardens.



BEDROOM ONE

16'5" x 14'6"

Built-in wardrobes (two single, one double), wood-effect laminate flooring, window to the side with radiator beneath, and UPVC French doors opening to the balcony.



BEDROOM TWO

11'4" x 9'5"

Wood-effect laminate flooring, radiator, and window to the rear balcony.



BEDROOM THREE

11'2" x 9'2"

Wood-effect laminate flooring, radiator, and window to the front.



BEDROOM FOUR

16'3" x 9'8"

Wood-effect laminate flooring, radiator, and window to the front.



BATHROOM

9'10" x 8'6"

Fitted with a modern four-piece suite comprising a separate shower enclosure with thermostatic shower, panelled bath with central mixer tap, dual flush WC, and pedestal wash basin. Built-in airing cupboard, tiled walls, radiator, and opaque window to the rear.

EXTERNALLY

The property sits on a generous plot with extensive off-road parking and large gardens/grounds to the rear. (See drone photography for layout and proportions.)



DRONE PHOTOGRAPHY



Services (Wrexham)

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

Tenure: Freehold

Council Tax Band: TO BE CONFIRMED

Viewings (Wrexham)

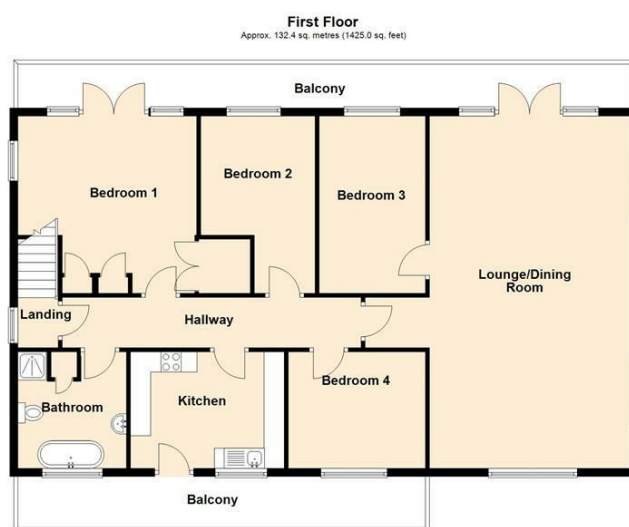
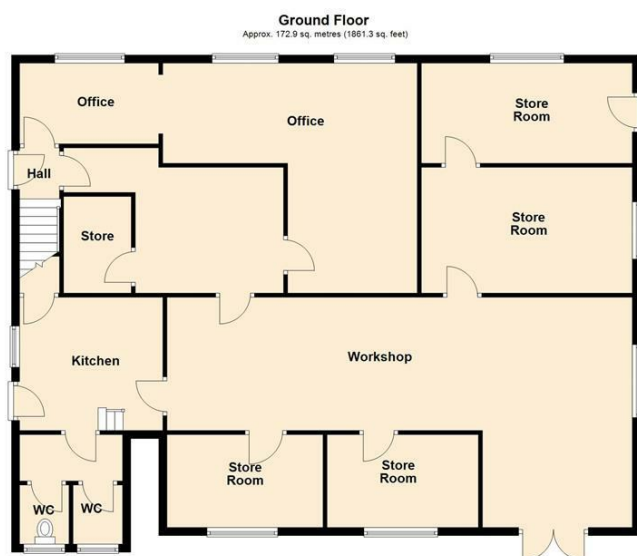
Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

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. 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.



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	70	80
	EU Directive 2002/91/EC	

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