



21 Nantlais, Minera, Wrexham, LL11 3YY

Price £249,950

A spacious detached bungalow with garage enjoying lovely views across the valley conveniently located within walking distance of amenities and a bus service to Wrexham. Originally built as a 3 bedroom bungalow but altered to suit the requirements of the former occupier, it could easily be returned to provide 3 bedrooms. The accommodation briefly comprises an open fronted porch, entrance hall, lounge with lovely views and gas fire in surround, dining room and connecting door into the fitted kitchen with a range of base and wall cupboards and access to the side porch. Bedroom 1 is particularly spacious with an arch leading to a dressing room (originally 3rd bedroom) Bedroom 2 can also accommodate a double bed. The bathroom is appointed with a bath and separate shower enclosure. Gas fired central heating and double glazing. A private drive provides ample parking alongside a lawned garden, and leads to the brick built garage. The rear garden is enclosed and includes a paved patio with lawn area beyond. NO CHAIN. Energy Rating - D (57)

LOCATION

Located within the picturesque village of Minera in the beautiful Clywedog Valley with its 53 acre country park, primary school and having the benefit of a wider range of convenient amenities and facilities in the adjoining village Coedpoeth which includes a regular bus service and good road links to Wrexham, Chester, Shropshire and Ruthin allowing for daily commuting to the commercial and industrial centres of the region. Popular amongst cyclists, dog owners and walkers, the area offers panoramic views towards many counties and must be viewed to be appreciated.

DIRECTIONS

Proceed from Wrexham along the A525 in the direction of Coedpoeth and Ruthin. As you exit Coedpoeth, take the left turn onto the B5426, next left into Nantlais and the bungalow will be observed on the left after approximately 400 yards.

ACCOMMODATION

Open fronted porch with part glazed door leading to:

L SHAPED HALLWAY

With radiator, ceiling hatch to roof space and storage cupboard.

LOUNGE 15'1" x 10'5" (4.6m x 3.2m)

Upvc double glazed windows to front and side with pleasant views across the valley, gas fire within fireplace, coving to ceiling, wall light points and arch through to:

DINING ROOM 7'10" x 7'6" (2.4m x 2.3m)

Upvc double glazed window to front, radiator, coving to ceiling and connecting door to:

KITCHEN 10'2" x 9'2" (3.1m x 2.8m)

Fitted with a range of base and wall units, work surface areas, four ring gas hob with oven/grill below and pull-out extractor hood above, 1 ½ bowl sink unit with mixer tap and upvc double glazed window above, Worcester gas central heating boiler, plumbing for washing machine, tiled flooring, radiator, part tiled walls and part glazed external door leading to:

REAR PORCH

Upvc double glazed windows and external door.

BEDROOM ONE 18'8" x 10'5" (5.7m x 3.2m)

Upvc double glazed windows to side and rear, two radiators and arch through to the dressing room (originally third bedroom) with window to side.

BEDROOM TWO 10'5" x 9'2" (3.2m x 2.8m)

Upvc double glazed window to rear and radiator.

BATHROOM 8'10" x 6'2" (2.7m x 1.9m)

Appointed with a twin grip panelled bath, low flush w.c, shower enclosure with electric shower unit, pedestal wash basin, part tiled walls, double glazed window, shaver socket and radiator.

OUTSIDE

The property is approached along a driveway providing parking for 2-3 cars alongside a front lawned garden with flowerbeds.

GARAGE 16'8" x 8'10" (5.1m x 2.7m)

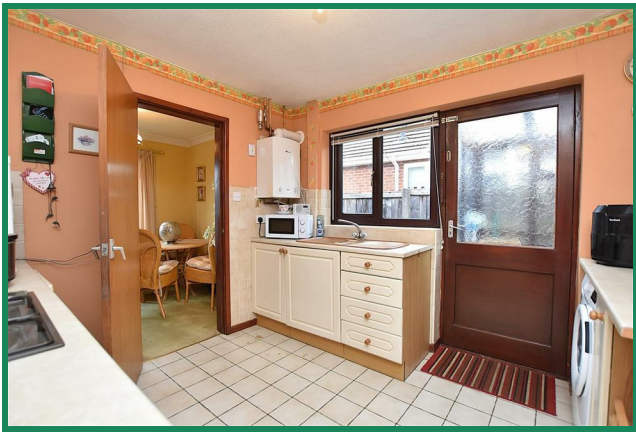
Metal up and over door, lighting, power sockets, attic storage space and side personal door.

GARDENS

A gated path leads to the rear garden enjoying a good degree of privacy including a paved patio for outdoor entertaining with lawn beyond and established hedging.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).



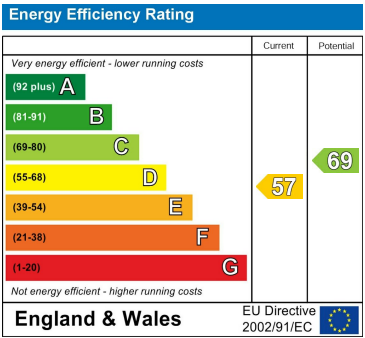
Floor Plan



Area Map



Energy Efficiency Graph



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