

# Wingetts

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## Tir Y Fron Cottage, Tir Y Fron Lane, Pontybodkin, Mold, CH7 4TU

**Price £475,000**

A fabulous opportunity to purchase an individually built 3 double bedroom 2 bathroom detached family home set amongst large established gardens providing spectacular views across the countryside yet just a short drive from excellent amenities including primary and secondary schools and road links allowing for daily commuting. The spacious light and bright accommodation briefly comprises a canopy porch, welcoming hall with central staircase, cloaks/w.c., lounge with Upvc double glazed window seat from where to admire the views and the warmth of an open fire, family sized dining room for entertaining family and friends and a conservatory overlooking the side and rear garden. A sociable and practical modern fitted kitchen breakfast room with access to the garden and a utility room with plenty of space for laundry appliances. The 1st floor landing connects the 3 double bedrooms with either views of the rear garden or across the valley. The spacious principal bedroom benefits from built in wardrobes and an ensuite shower room. A family bathroom with adjoining separate wash room/w.c. To the outside, a double width drive leads to the garage and useful car port alongside a front lawned garden with flower beds. The large side and rear garden not only offers a place to enjoy the exceptional views but provides a wonderful outdoor entertaining space for both children and adults with a mix of lawn and patio areas together with well stocked borders and a variety of plants and trees. Viewing highly recommended. NO CHAIN.

Energy Rating - TBC

## LOCATION

Situated in a semi rural elevated setting designed to take full advantage of the stunning panoramic views across beautiful countryside yet just a short drive from the village of Caergwrle and Hope which offers a good range of convenient shopping facilities and social amenities including highly regarded primary and secondary schools, train stations, bus service and coffee shops. Excellent road links provide access for daily commuting to the commercial centres of the region including Wrexham, Chester, Mold and Deeside. The area is popular for dog owners and walkers due to the picturesque countryside on the doorstep.

## DIRECTIONS

From Wrexham proceed along the A541 in the direction of Mold passing through the villages of Cefn-y-bedd and Caergwrle. After leaving Caergwrle, the road becomes a dual carriageway, take the 2nd left turn signposted Tir-Y-Fron and proceed up the hill for approximately ¼ of a mile, bear sharp left onto Tir y Fron Lane and the property will be observed after approx. 100 yards on the right.

## ON THE GROUND FLOOR

Canopy porch with welcome light and upvc part glazed door opening to:

### HALLWAY

Having grey wood effect flooring, radiator, central staircase and panelled doors off.

### CLOAKS/W.C

Appointed with a modern two piece white suite of low flush w.c with dual flush, wash basin set within vanity unit with tiled splashback, radiator, coving to ceiling, upvc double glazed window and grey wood effect flooring.

### LOUNGE 18'4" x 16'0" (5.6m x 4.9m)

An impressive reception room featuring upvc double glazed window with panoramic views from the window seat, marble fire surround with cast iron and tiled inset with open fire and hearth, coving to ceiling, secondary glazed side window, two radiators, ceiling spotlights and part glazed door opening to:

### DINING ROOM 16'0" x 12'5" (4.9m x 3.8m)

Currently a formal dining room but suitable for a variety of uses including sitting/playroom having a dual aspect with upvc double glazed windows to side and rear, radiator, coving to ceiling and double doors opening to:

### CONSERVATORY 10'5" x 9'2" (3.2m x 2.8m)

Enjoying a pleasant aspect overlooking the side and rear gardens, two radiators, upvc double glazed windows on a brick plinth, upvc double glazed French doors, wood effect flooring and ceiling lighting.

### KITCHEN/BREAKFAST ROOM 17'8" x 12'9" (5.4m x 3.9m)

A good sized sociable and practical space with the kitchen area appointed with a modern gloss fronted range of base and wall cupboards complimented by work surface areas incorporating a 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above from which to admire the far reaching views, Smeg four ring gas hob with Neff microwave below, AEG oven/grill, integrated fridge, part tiled walls, radiator and tiled flooring that continues to the breakfast area with upvc double glazed window to front, coving to ceiling, radiator, spotlights and upvc part glazed external door to the rear garden.

### UTILITY 17'8" x 6'6" (5.4m x 2m)

A good sized utility room fitted with a range of base and wall units with work surface areas, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, space for fridge freezer, coving to ceiling, Trianco oil fired central heating boiler (having been regularly serviced), tiled flooring, two upvc double glazed windows and upvc part glazed external door.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

Having 3/4 landing with upvc double glazed window, ceiling hatch to roof space and two door storage cupboard.

### BEDROOM ONE 16'0" x 12'9" (4.9m x 3.9m)

A good sized principal bedroom with upvc double glazed window providing a pleasant aspect over the rear garden, radiator, two built-in wardrobes with hanging rails and internal door to:

### EN-SUITE 9'6" x 6'6" (2.9m x 2m)

Appointed with a modern white suite of wash basin set within white gloss vanity unit with matching low flush w.c with dual flush, shower enclosure with mains thermostatic shower, part tiled walls, radiator, grey wood effect flooring, upvc double glazed window, ceiling hatch to roof space and eaves storage cupboard.

### BEDROOM TWO 16'0" x 14'5" (4.9m x 4.4m)

Upvc double glazed window with panoramic views, radiator and airing cupboard with hot water cylinder and slatted shelving.

### BEDROOM THREE 16'0" x 7'10" (4.9m x 2.4m)

Another double bedroom with upvc double glazed window overlooking the rear garden and radiator.

### FAMILY BATHROOM 9'10" x 4'7" (3m x 1.4m)

A white suite of pedestal wash basin, bath with mixer tap, hand held shower take-off and mains thermostatic shower above, upvc double glazed window, fully tiled walls, radiator and:

### ADJOINING SEPARATE WASH ROOM

With low flush w.c, wash basin set within vanity unit, fully tiled walls and upvc double glazed window.

## OUTSIDE

Tir Y Fron Cottage is approached along a private double width driveway which leads to:

### GARAGE 19'0" x 9'2" (5.8m x 2.8m)

Having the convenience of an electric door, lighting, power socket, upvc double glazed window to rear and side personal door which leads to:

### CAR PORT 21'7" x 9'10" (6.6m x 3m)

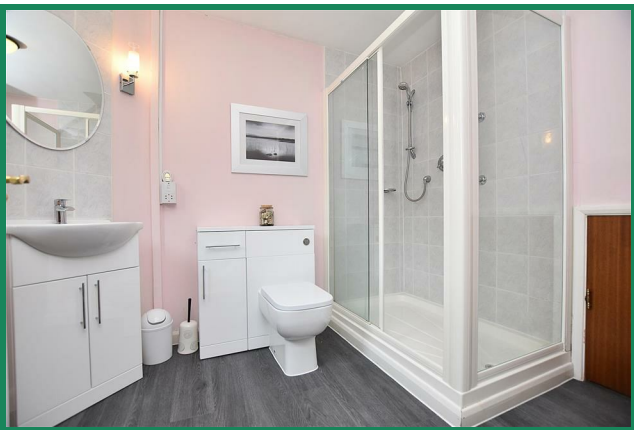
## GARDENS

The front garden is mainly lawned bordered by established flowerbeds and low level stone wall. A paved path leads to the entrance door from where to admire the stunning views. The side and rear gardens are a particular feature of the property enjoying an excellent degree of privacy together with a sunny aspect having an expansive lawned area, paved patio, established trees, well stocked flowerbeds and greenhouse, all of which enjoys the sweeping views.

## 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).







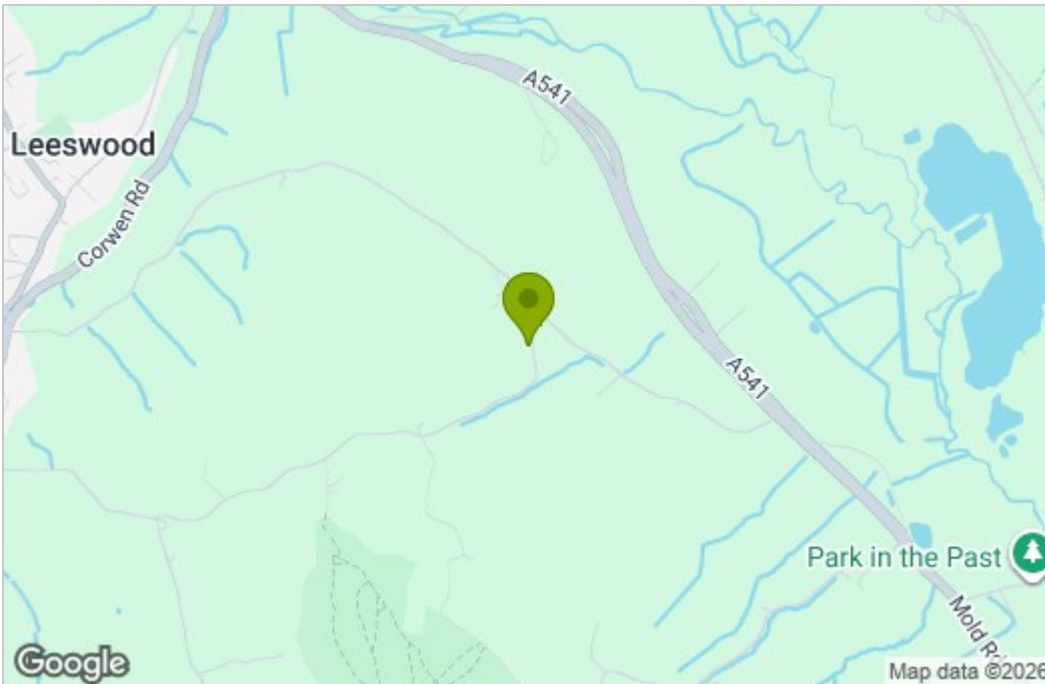
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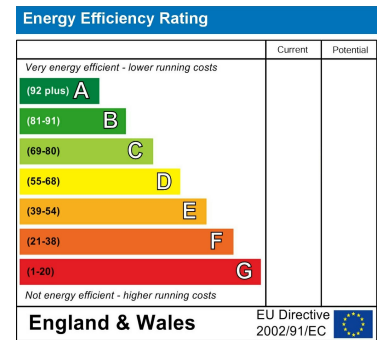
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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