



**Jandon, Minera Hall Road, Minera, Wrexham, LL11 3YE**  
**Price £275,000**

An excellent opportunity to purchase this 2 double bedroom detached bungalow offering fabulous views across the Clywedog Valley towards the Welsh Hills having the benefit of a private driveway providing plenty of parking and guest parking, good sized garage, gardens and potential to extend( subject to any necessary consents ). Located within the picturesque semi rural village of Minera yet just a short distance from a range of amenities and excellent road links, the accommodation has been improved in recent years and briefly comprises a spacious entrance hall, dual aspect lounge, fitted kitchen with a range of white fronted base and wall cupboards, 2 double bedrooms and a modern bathroom. The property has to be viewed to appreciate its setting and opportunity. NO CHAIN. Energy Rating - D (60)

## 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, continue for approximately 500 yards and the bungalow will be observed on the left.

## ACCOMMODATION

Upvc part glazed entrance door with matching side window panels opening to:

### HALLWAY

With radiator, six panel white woodgrain effect doors off to all rooms, feature archway and ceiling hatch to roof space.

### LOUNGE 17'3 x 12'9 (5.26m x 3.89m)

A spacious light and airy reception room with lovely views across the valley to the rear, upvc double glazed window to front, tiled fireplace, two radiators and deep coving to ceiling.

### KITCHEN 12'4 x 11'2 (3.76m x 3.40m)

Appointed with a range of modern base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, stainless steel extractor hood, breakfast bar, part tiled walls, upvc part glazed external door, radiator and storage cupboard housing the gas combination boiler.

### BEDROOM ONE 11'1 x 11'1 (3.38m x 3.38m)

Upvc double glazed window with views across the valley, fitted wardrobes and radiator.

### BEDROOM TWO 12'8 x 10'7 (3.86m x 3.23m)

A good sized second bedroom with upvc double glazed window to front and radiator.

## BATHROOM 7'5 x 5'4 (2.26m x 1.63m)

Appointed with a modern white suite of P shaped bath with shower screen, mains thermostatic shower unit, pedestal wash basin with mixer tap, close coupled w.c, tiled walls, chrome heated towel rail and upvc double glazed window.

## OUTSIDE

The property is approached along a tarmacadam driveway which leads alongside the bungalow to the rear and provides ample parking and guest parking and leads to the garage having metal up and over door. Access door leads to:

### CELLAR 25'8 max x 17'7 max (7.82m max x 5.36m max)

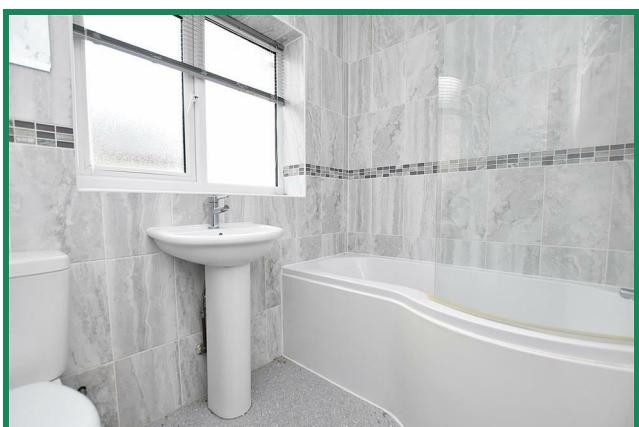
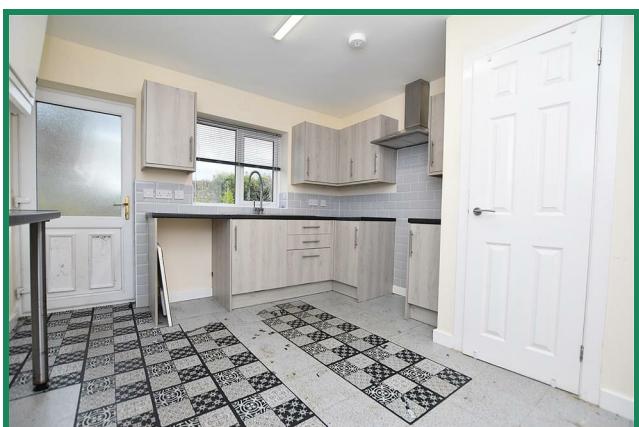
Which provides useful storage space following some refurbishment.

## GARDENS

The rear of the property enjoys panoramic countryside views across the valley and beyond. To the front of the property is a path which leads alongside a lawned front garden bordered by a feature stone boundary wall.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.

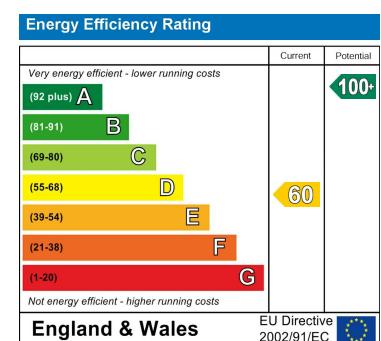


## Floor Plan

## Area Map



## Energy Efficiency Graph



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