



Bryn Awel Farm Ruthin Road, Wrexham, LL11 5UT

Offers In Excess Of £600,000

Approached via a tree lined drive, Bryn Awel Farm is a well presented and much improved 5 bedroom 2 bathroom detached family home with lovely panoramic views and approximately 3 acres of land including detached outbuildings, 2 gated paddocks and a detached double garage. Located approximately 6 miles from the centre of Wrexham, this elevated village has a popular local pub/restaurant and a primary school, stunning countryside walks together with a good range of amenities in the adjoining village of Coedpoeth. The accommodation briefly comprises an enclosed entrance porch, welcoming hall with stairs to 1st floor, spacious double aspect lounge overlooking the gardens and towards Wrexham and Cheshire, a versatile sitting/games room, home office with fitted shelving, sociable and practical open plan kitchen dining room with an extensive range of fitted base and wall cupboards, quality integrated appliances and countryside views, utility and cloaks/w.c. The 1st floor landing connects the 5 double bedrooms and a family bathroom. The spacious principal bedroom features a Juliet balcony, lovely views, built in wardrobes and a good sized en-suite recently refitted together with the family bathroom that includes a bath and separate shower enclosure. To the outside, the driveway leads to a block paved parking area for multiple cars in front of the detached double garage with electric doors and EV charging point. The large mainly lawned gardens with fabulous views extend to the side and rear with gated access into the 2 fields which total just over 2 acres and include the detached outbuildings. EPC RATING TBA

LOCATION

The Village of Bwlchgwyn is situated approx. 6 miles from Wrexham City Centre in an elevated position from which to enjoy the panoramic views of the various Counties. The village has a local pub/restaurant and the larger nearby village of Coedpoeth offers an excellent range of convenient shopping facilities and social amenities including Primary Schools, Doctors, Dentists etc. There are good road links to Wrexham, Ruthin and Chester together with a bus service through the village. The village is popular with walkers and cyclists due to its fabulous surrounding countryside and Llandegla Mountain Biking Trails.

DIRECTIONS

From Wrexham City Centre proceed along Ruabon Road to the roundabout, take the 3rd exit onto Victoria Road and then left onto the A525 Ruthin Road at the traffic lights. Continue through the village of Coedpoeth and its shopping area and after a further 1 ½ miles you will reach the Village of Bwlchgwyn. The entrance to Bryn Awel Farm will be observed on the right, just after the right turning onto Brymbo Road and opposite the Kings Head car park, with a public footpath sign.

ENTRANCE PORCH

UPVC part glazed entrance door opening to the enclosed porch with tiled floor, 2 UPVC double glazed windows, inset ceiling spotlights, coat hanging space, part glazed oak door opening to the hall.

HALL

Wood effect Karndean floor, stairs to first floor landing, inset ceiling spotlights, oak internal doors, radiator, central heating thermostat and alarm control panel.

LOUNGE 24'7" x 11'9" (7.5 x 3.6)

A spacious light and airy reception room, enjoying a dual aspect overlooking the gardens through UPVC sliding patio doors and 2 UPVC double glazed windows. 2 radiators, double coving to ceiling, LPG living flame gas fire set within a stone surround and wall light points.

SITTING/GAMES ROOM 11'1" x 11'1" (3.4 x 3.4)

A versatile reception room having a continuation of the Karndean floor, UPVC window glazed window to front, radiator, inset ceiling spotlights, inbuilt speaker to ceiling, LPG gas fire within chimney breast.

HOME OFFICE 10'2" x 10'2" (3.1 x 3.1)

Karndean wood effect flooring, UPVC double glazed window, speakers and spotlights to ceiling, radiator and fitted bookshelves.

KITCHEN DINING ROOM 26'2" x 11'5" (8 x 3.5)

A fabulous sociable and practical entertaining space fitted with an extensive range of shaker style base and wall cupboards complimented by wood effect work surface areas incorporating stainless steel single drainer sink unit with mixer tap and UPVC double glazed window above overlooking open fields, NEFF 5 ring gas hob with stainless steel extractor hood above, wine cooler, integrated dishwasher, NEFF double oven/grill, NEFF microwave oven, housing for an American style fridge freezer, part tiled walls, Karndean floor, UPVC double glazed French doors leading to the rear garden, almost floor to ceiling Upvc double glazed window from where to admire the views, inset ceiling spotlights and useful under stairs storage cupboard with fitted shelving.

UTILITY 7'10" x 6'10" (2.4 x 2.1)

UPVC double glazed window, fitted base and wall units with wood effect work surface area, UPVC part glazed external door, central heating timer controls, Worcester oil fired central heating boiler installed in 2026, Karndean flooring, part tiled walls, plumbing for washing machine and space for dryer.

CLOAKS/W.C.

Appointed with WC with dual flush, wash basin set in vanity unit, part tiled walls, extractor fan, inset ceiling spotlights, Karndean flooring.

1ST FLOOR LANDING

Approached via the staircase from the entrance hall to first floor landing, inset ceiling spotlights, alarm control panel, airing cupboard housing the pressurised water cylinder, 3 additional shelved storage cupboards and ceiling hatch to partially boarded roof space with pull down ladder.

BEDROOM 1 24'3" x 9'10" (7.4 x 3)

This principal bedroom enjoys a triple aspect with UPVC double glazed windows to front, side and rear together with a Juliet balcony having impressive far reaching views, 2 radiators, connection for wall mounted TV, 2 built in wardrobes, inset ceiling spotlights and internal door to the en-suite.

EN-SUITE 10'2" x 6'2" (3.1 x 1.9)

Refitted in 2025 in a modern style with white suite of double ended wash basin and WC set within white gloss fronted vanity units providing plenty of storage, double width shower with mains thermostatic shower unit, body jets, drench shower head, splash screen, 2 chrome heated towel rails, UPVC glazed window, wood effect flooring, part tiled walls, built in storage cupboard with shaving point, inset ceiling spotlight, illuminated mirror and extractor fan.

BEDROOM 2 11'9" x 9'2" (3.6 x 2.8)

UPVC double glazed window with lovely views, fitted wardrobes, storage cupboard, drawer units and radiator.

BEDROOM 3 11'5" x 9'2" (3.5 x 2.8)

UPVC double glazed window, radiator and inset ceiling spotlights

BEDROOM 4 12'5" x 10'5" max (3.8 x 3.2 max)

2 UPVC double glazed windows providing a dual aspect, a radiator and inset ceiling spotlights.

BEDROOM 5 11'9" x 9'2" (3.6 x 2.8)

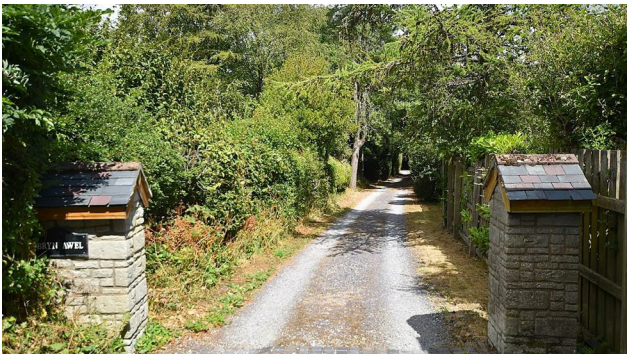
Featuring a UPVC double glazed port hole style window, additional UPVC double glazed window, radiator and ceiling hatch to roof space.

FAMILY BATHROOM 7'6" x 7'2" (2.3 x 2.2)

Refitted in 2025 with a white suite of bath with mixer tap and handheld shower take off, shower enclosure with mains thermostatic shower, body jets and drench style shower head, low flush W.C and wash basin set within vanity unit with demister and illuminated mirror above incorporating a shaver socket, chrome heated towel rail, UPVC double glazed window, part tiled walls, inset ceiling spotlights with extractor fan and wood effect flooring.

OUTSIDE

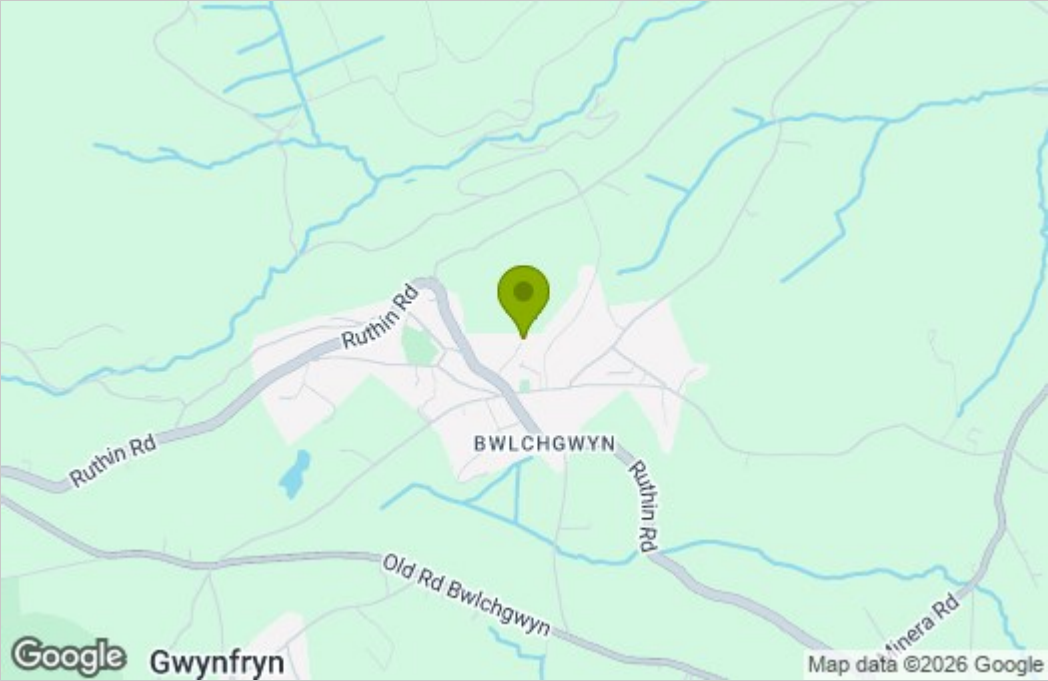
The tree lined driveway leads to the block paved parking area with ample space for multiple vehicles including a motorhome or horsebox. Detached brick garage 5m x 4.9m and the convenience of 2 x electric doors, lighting, power socket and EV charging points. The gardens extend mainly to the side and rear and include a paved patio from where to admire the countryside views with extensive lawned gardens beyond, established trees, central raised flower bed and metal farmhouse style gate that leads into the 2 fields which are just over 2 acres.



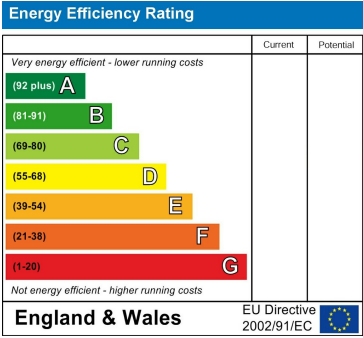


Floor Plan

Area Map



Energy Efficiency Graph



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