



Stansfield Old Mold Road , Gwersyllt, LL11 4SB

Set within grounds of approx. 0.6 acres is this substantial 5 bedroom detached family home set back from the road with detached annexe and large lawned gardens that extend to the front and side. Located approx. 1.5miles from Wrexham town centre and within easy reach of the link roads to Chester, Mold and Shropshire, the village of Gwersyllt offers a good range of facilities and amenities. Approached along a private driveway that sweeps around the property, this imposing home briefly comprises an open fronted entrance porch, welcoming hall with attractive tiled floor, cloaks/w.c, spacious lounge with herringbone oak floor, sitting room, stylishly appointed kitchen breakfast room, large family/games room, utility and laundry room. The 1st floor landing gives access to 5 double bedrooms (en-suite to principal bedroom), sitting room and a family bathroom. Externally, the driveway offers excellent owner and guest parking, the detached annexe has a variety of uses (STP), self-contained cellar/office, patio/seating areas and lawned gardens that may have potential for redevelopment subject to all necessary consents. Energy Rating - D (59)

Price £595,000

Stansfield Old Mold Road

, Gwersyllt, LL11 4SB



- Substantial detached house Set within approx 0.6 acres
- Spacious lounge, sitting room
- 5 bedrooms (1en-suite)
- Energy Rating - D (59)
- Parking, garage, gardens
- Kitchen/breakfast room
- Family bathroom, office

- Welcoming hallway, cloaks/w.c
- Large family/games room
- Detached annexe

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

'L' SHAPED HALLWAY

LOUNGE

23'9" x 14'3" (7.24 x 4.34)

SITTING ROOM

12'4" x 12'4" (3.76 x 3.76)

KITCHEN/BREAKFAST ROOM

21'3" x 12'0" (6.48 x 3.66)

FAMILY/GAMES ROOM

22'8" x 22'4" (6.91 x 6.81)

UTILITY

8'4" x 7'9" (2.54 x 2.36)

LAUNDRY ROOM

9'8" x 4'5" (2.95 x 1.35)

CLOAKS/W.C

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

16'4" x 10'7" (4.98 x 3.23)

EN-SUITE SHOWER ROOM

BEDROOM TWO

14'2" x 12'7" (4.32 x 3.84)

BEDROOM THREE

12'4" x 10'3" (3.76 x 3.12)

BEDROOM FOUR

12'0" x 11'3" (3.66 x 3.43)

BEDROOM FIVE

12'0" x 8'8" (3.66 x 2.64)

SITTING ROOM

22'4" x 9'7" (6.81 x 2.92)

FAMILY BATHROOM

8'4" x 6'5" (2.54 x 1.96)

OUTSIDE

OFFICE

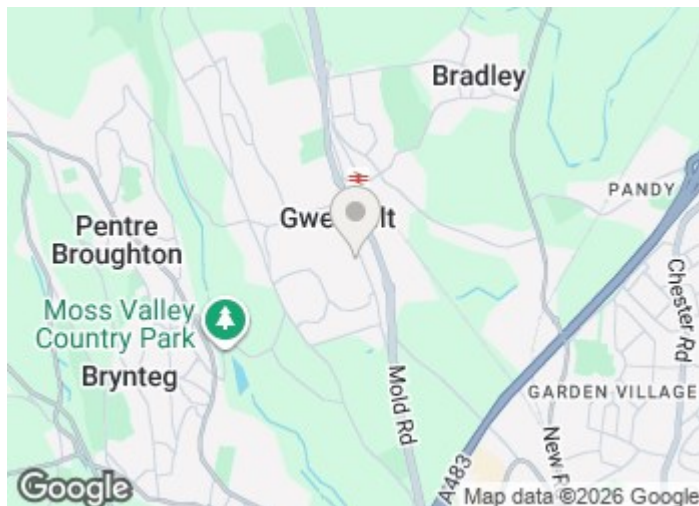
11'4" x 10'6" (3.45 x 3.20)

GARDENS

DETACHED FORMER GARAGE

18'0" x 17'6" (5.49 x 5.33)

PLEASE NOTE



[Directions](#)





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	