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# Wingetts

More than just estate agents

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## **Osley House 50 Bryn Y Groes, Wrexham, LL12 8TZ**

**Offers In Excess Of £440,000**

A beautifully presented and spacious 4 double bedroom 2 en-suite detached family home overlooking a country lane within the sought after development originally known as 'The Pavillions' on the fringe of the village of Gresford. Enjoying excellent road links to Wrexham and Chester and plenty of amenities within walking distance, together with the balance of the NHBC Warranty, this light and airy home briefly comprises a welcoming hall with tiled floor that continues through to the impressive open plan kitchen dining living room providing sociable and family space with a high specification fitted kitchen, French doors to the rear garden and a relaxing tv/living area. A versatile sitting room would also make a great playroom. A utility and cloaks/w.c. complete the ground floor. The 1st floor landing connects the 4 double bedrooms and family bathroom, with bedroom 1 and 2 both having en-suite shower rooms and built in storage/wardrobes. To the front of the property is a path leading to the entrance door alongside a lawned garden with a variety of plants. The rear garden has been designed for low maintenance and includes a porcelain paved patio, artificial grass and gated access to the 2 car drive and garage. NO CHAIN. EPC RATING B (84)

## LOCATION

Located within the prestigious development originally known as The Pavillions in the highly sought after village of Gresford which offers an excellent range of community facilities and social amenities including football, tennis, bowls and cricket. The village has a highly regarded primary school and Darland Secondary School is within the catchment area. Chester and Wrexham are easily accessible and the A483 bypass gives access to the North West and North Wales Coast allowing for daily commuting to the major commercial and industrial centres of the region. The village offers a good selection of convenient shopping facilities together with a doctors, dentist, a choice of countryside walks. The popular 'Pant yr Ochain' pub and restaurant is within walking distance.

## DIRECTIONS

Approaching from Wrexham along the A483 bypass, take the exit signposted Gresford. Take the 4th turning at the roundabout, passing The Beeches Pub and Restaurant. After a short distance, take the right turn into the development and Bryn y Groes. Follow the road around, bearing left and then right into a courtyard towards the rear of the property where the 2 car drive and garage will be observed. The front of the property benefits from overlooking Old Wrexham Road.

## ACCOMMODATION

An open fronted porch and part glazed door opens to the entrance hall.

## ENTRANCE HALL

Featuring an attractive tiled floor, staircase to 1st floor landing with useful store cupboard below, radiator and stylish internal doors.

## LOUNGE 15'6 x 9'4 (4.72m x 2.84m)

A versatile reception room currently used as a lounge but would make a great playroom or formal dining room if required. Upvc double glazed window to front, wiring for wall mounted tv and radiator.

## LIVING DINING KITCHEN 24'6 max x 20'9 max (7.47m max x 6.32m max)

An impressive sociable entertaining and family space divided into 3 zones for modern day living with a continuation of the tiled flooring from the hall throughout. The kitchen area is appointed with a stylish range of base and wall cupboards complimented by granite work surface areas with matching upstands incorporating an inset 1 1/2 bowl sink unit with mixer tap and Upvc double glazed window above overlooking the rear garden, ingrained drainer, Neff 5 ring gas hob with matching extractor hood above and wide cutlery and pan drawers below, double oven/grill, integrated fridge freezer, integrated dish washer, low level LED plinth lighting, breakfast bar, inset ceiling lights and internal door to Utility. The dining area benefits from Upvc double glazed French doors opening to the rear garden and a radiator. The living area provides a relaxing space with Upvc double glazed window to front and 2 radiators.

## UTILITY

Matching base and wall cupboards, stainless steel single drainer sink unit, plumbing for washing machine, space for dryer, tiled floor, part glazed external door, extractor and radiator.

## CLOAKROOM

Appointed with a low flush w.c., wash basin with black waterfall style mixer tap, part tiled walls, radiator, inset ceiling spotlights and extractor.

## 1ST FLOOR

The staircase from the entrance hall rises to the 1st floor landing with ceiling hatch to roof space, radiator and store cupboard housing the Worcester gas combination boiler.

## BEDROOM 1 13'4 x 12'5 (4.06m x 3.78m)

A spacious principal bedroom benefitting from 5 door built in wardrobes/storage space, Upvc double glazed window to front, radiator and internal door to en-suite.

## EN-SUITE

Appointed with a white suite of w.c. wash basin with mixer tap, shower enclosure with mains thermostatic shower and drench style shower head, part tiled walls, extractor, shaver socket, chrome heated towel rail, tiled floor, inset ceiling spotlights and Upvc double glazed window.

## BEDROOM 2 11'4 x 10'7 (3.45m x 3.23m)

Upvc double glazed window to front, radiator, store cupboard and internal door to en-suite.

## EN-SUITE

Appointed with a white suite of pedestal wash basin with mixer tap, shower enclosure with mains thermostatic shower and drench style shower head, low flush w.c., part tiled walls, tiled floor, shaver socket, chrome heated towel rail and extractor.

## BEDROOM 3 10'7 x 8'7 (3.23m x 2.62m)

Upvc double glazed window and radiator.

## BEDROOM 4 10'1 x 9'8 (3.07m x 2.95m)

Upvc double glazed window and radiator.

## BATHROOM

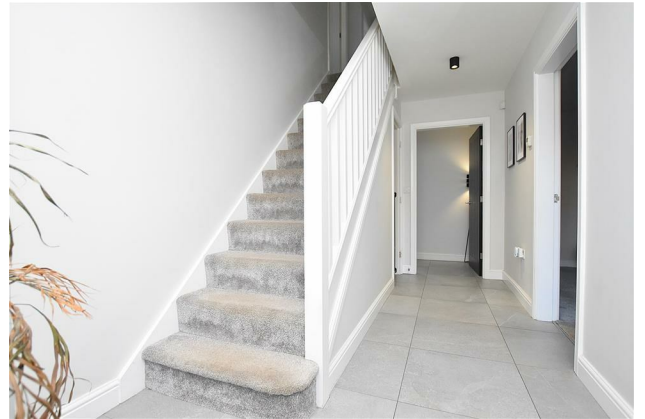
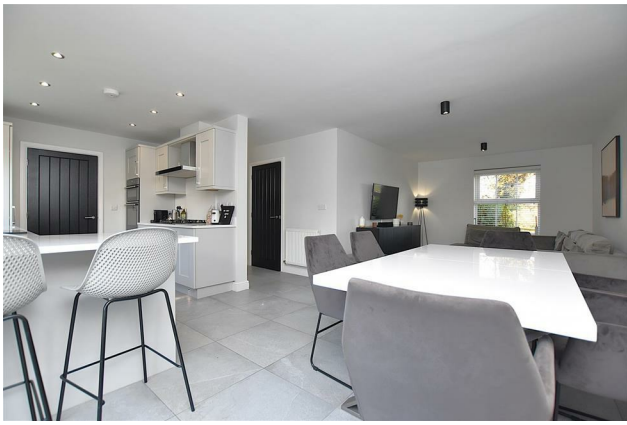
A white suite comprising bath with mixer tap, low flush w.c., wash basin with mixer tap, chrome heated towel rail, Upvc double glazed window, tiled floor, part tiled walls, inset ceiling spotlights and shaver socket.

## OUTSIDE

The property is approached from the front via a path to the entrance door alongside a lawned garden and a variety of plants and shrubs providing a pleasant setting towards the country lane. A gated side path leads to the rear garden which provides a safe family environment and includes a porcelain paved patio for outdoor entertaining, artificial grass for low maintenance, raised timber framed flower beds with inset lighting, cold water tap and gated access to the 2 car drive with EV charging point. GARAGE 16'5 (5M) X 9'3 (2.82M) up and over door, lighting, power sockets and rear personal door to the garden.

## 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).







Area Map

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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