REID & ROBERTS

INDEPENDENT ESTATE AGENTS



1 Nant Road

Bwlchgwyn, Wrexham, LL11 5YN

£415,000

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Entrance Porch

The property is entered via a composite front door into a welcoming entrance porch, featuring UPVC double glazed windows to either side and practical matting-style flooring. A wooden internal door with a glazed insert provides access into the main reception accommodation.

Open Plan Reception Room

A spacious and welcoming reception room offering a versatile living and dining space, enhanced by carpeted flooring, two ceiling light points and double-panel radiators. UPVC double-glazed windows to the front elevation allow natural light to flow into the room, while an attractive exposed brick fireplace with a slate hearth and log-burning stove creates a charming focal point. An opening leads through to the kitchen, while steps descend into a further sitting area, creating a natural flow between the principal living spaces.

Additional Sitting Area

Continuing from the main reception room, steps lead down into a further sitting area, providing an excellent additional space for relaxing or entertaining. The room benefits from useful understairs storage, a double panel radiator and a UPVC double glazed window to the rear elevation. Patio doors provide direct access to the rear garden, creating a lovely connection between the indoor accommodation and the outdoor space. Stairs rise to the first floor accommodation.

Lounge

A particularly charming and comfortable reception room, featuring carpeted flooring, a ceiling light point and a double panel radiator. A UPVC double glazed bay window to the front elevation is complemented by additional windows to the side and rear, allowing natural light to fill the room. An attractive stone-flag fireplace with a cast iron log burning stove and oak mantel creates a cosy focal point, while picture windows frame the beautiful outlook towards the rear garden and surrounding countryside. This versatile room offers an ideal setting for relaxing and enjoying the property's peaceful rural position.

Kitchen

The kitchen is beautifully fitted with a range of light oak-style wall, base and drawer units, complemented by stainless steel handles and quartz work surfaces. A one-and-a-half-bowl stainless steel sink with mixer tap and a matching breakfast bar provide both practicality and additional preparation space. The kitchen incorporates a Rangemaster range cooker with a matching stainless steel extractor hood above, together with integrated appliances including a fridge and dishwasher. Two double-glazed skylights, a UPVC double-glazed rear window and recessed ceiling spotlights create a bright and airy environment. Ceramic tiled flooring with underfloor heating adds comfort and completes the space. A door leads through to the downstairs shower room.

Downstairs Shower Room

A contemporary shower room fitted with a low-level WC and a wash hand basin set upon a vanity unit with mixer tap. The room features a wall-mounted shower with a glass screen, fully tiled walls and matching tiled flooring with underfloor heating. Further benefits include a heated towel rail, recessed ceiling spotlights, an extractor fan and a Velux skylight, providing natural light and ventilation.

First Floor Accommodation

Stairs rise to the first floor accommodation, which provides access to the lounge, bedrooms and family bathroom. The landing benefits from light oak style banisters with stainless steel balustrades, ceiling light points, a double-panel radiator and a UPVC double glazed window to the side elevation. There is also access to the loft. A step down leads towards the second bedroom, with a further hallway providing access to the main bedroom and additional accommodation.

Main Bedroom

A spacious double bedroom featuring carpeted flooring, a ceiling light point and a double panel radiator. Dual-aspect windows to the front and rear elevations allow natural light to flow throughout the room while enjoying far-reaching rural views. The generous proportions provide ample space for bedroom furniture.

Bedroom Two

A well proportioned bedroom featuring carpeted flooring, a ceiling light point and a double-panel radiator. Windows to the rear and side elevations provide plenty of natural light and pleasant outlooks across the surrounding landscape. An integrated storage cupboard provides useful additional space.

Bedroom Three

A comfortable bedroom featuring carpeted flooring, a ceiling light point and a double panel radiator. A front facing double glazed window incorporates an attractive window seat, providing a pleasant spot to sit and enjoy the outlook. Double doors open into a generously sized built in wardrobe, offering excellent storage.

Family Bathroom

The family bathroom is fitted with a white suite comprising a panelled bath with shower attachment and protective screen, a wash hand basin with mixer tap and a low-level WC. Partially tiled walls, ceiling spotlights and a radiator complete the room. A built-in double door airing cupboard provides useful storage and houses the hot water cylinder, while an frosted double glazed window to the front elevation allows natural light while maintaining privacy.

To The Front

To the front of the property, patterned concrete off-road parking provides space for several vehicles and leads to a detached garage with an

up-and-over door and external lighting. The front garden is attractively landscaped with a variety of colourful plants, shrubs and established trees, creating a welcoming approach.

To The Side & Rear

The side and rear gardens continue to offer a beautifully maintained outdoor setting, featuring a lawn, mature fruit trees and established planting. Additional features include an ornamental pond, a potting shed and a raised circular patio area with spotlights. Positioned to take full advantage of the property's elevated setting, the patio provides an ideal space for outdoor dining, entertaining or simply relaxing while enjoying the magnificent, far-reaching countryside views, which change beautifully throughout the seasons.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

Services.

The agents have not tested the appliances listed in the particulars.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hours Of Business.

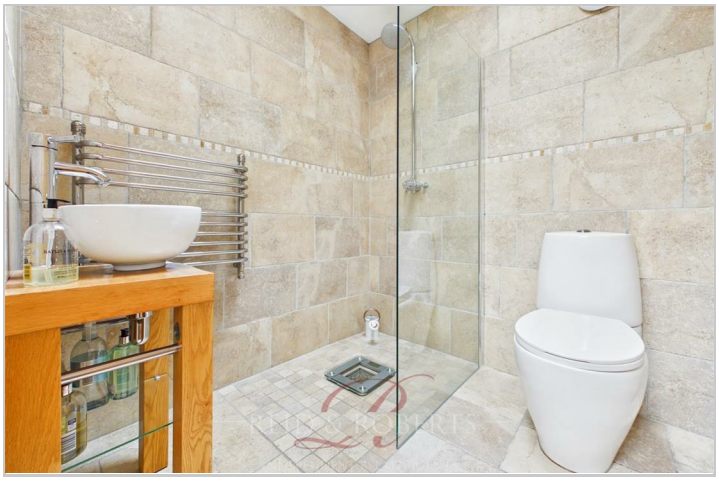
Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.









Road Map



Hybrid Map



Terrain Map



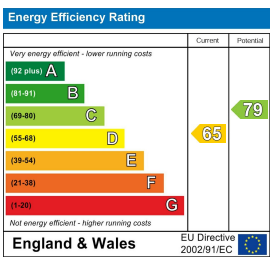
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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