



Bluebell Cottage Ffordd Uchaf

Gwynfryn, Wrexham, LL11 5UN

£435,000



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Entrance Hall

Approached via a composite entrance door, the generous Entrance Hall immediately creates a welcoming first impression and features attractive tiled flooring, inset ceiling spotlights and a double-panelled radiator. A staircase rises to the first-floor accommodation, with doors leading to the downstairs bedroom, family bathroom and impressive open-plan kitchen, dining and living space. There is also useful understairs storage and a Nest smart heating control.

Principle Bedroom

The downstairs bedroom is a well proportioned and inviting space, featuring carpeted flooring, a ceiling light point, UPVC double-glazed windows to the front elevation and a double panelled radiator. A door leads directly into the beautifully finished en suite.

En-Suite

The gorgeously finished en suite has been thoughtfully designed and features attractive tiled flooring and partially tiled walls. It comprises a ceramic wash hand basin set within a stylish vanity unit with mixer tap over, low level flush WC and wall-mounted illuminated mirror. UPVC double-glazed frosted windows to the side elevation provide natural light, complemented by inset ceiling spotlights and a heated towel rail.

Downstairs Bathroom

The beautifully presented downstairs bathroom features tiled flooring and a stylish suite comprising a panelled bath with mixer tap and separate handheld shower attachment, low level flush WC and wash hand basin set within a vanity unit with useful drawers and mixer tap over. A wall mounted illuminated mirror, heated towel rail and inset ceiling spotlights complete the space.

Open Plan Living Area/ Kitchen/ Dining Area

One of the standout features of the property is the impressive open-plan kitchen, dining and living space, creating a fantastic versatile area ideal for both everyday family life and entertaining.

The living area is bright and welcoming, with carpeted flooring, UPVC double glazed windows to the front elevation, television point, attractive feature cast iron fireplace and double panelled radiator. Bi-folding doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces and allowing plenty of natural light into the room.

The dining area offers excellent flexibility, providing ample space for a dining table or alternatively creating a relaxed sunroom style seating area. A charming built in seating area with wooden bench adds a

lovely individual feature to the space.

The modern kitchen is fitted with a comprehensive range of wall, drawer and base units with complementary work surfaces over. There is a one-and-a-half bowl ceramic sink with mixer tap, five ring gas hob with extractor hood over, space for a Range style cooker, integrated fridge freezer, additional integrated freezer and space for a dishwasher. A useful built-in pantry/storage area provides further practical storage.

Inset ceiling spotlights and additional ceiling lighting enhance the space, while a door provides direct access to the garage.

First Floor Landing

The first floor landing is finished with carpeted flooring and features a ceiling light point and Velux skylight window, creating a bright and pleasant landing area. Doors lead off to Bedrooms Two and Three and the Family Bathroom.

Family Bathroom

The beautifully appointed family bathroom is finished with tiled flooring and partially tiled walls. The suite comprises a panelled bath with shower over and separate handheld shower attachment, low level flush WC and wash hand basin set within a vanity unit with mixer tap over. A heated towel rail, inset ceiling spotlights and Velux skylight window complete the room.

Bedroom Two

Bedroom Two is a spacious double bedroom featuring carpeted flooring, ceiling light point, UPVC double glazed windows to the side elevation and a double panelled radiator.

Bedroom Three

Bedroom Three is another well presented bedroom featuring carpeted flooring, Velux skylight windows, double panelled radiator, ceiling light point and television point.

Outside

To the front of the property is a gravelled area providing off road parking, with further parking available to the side and access to the garage. A gate provides access through to the rear garden.

The rear garden is beautifully designed and thoughtfully arranged, featuring a low maintenance lawn, outdoor seating area with a built-in wooden bench and attractive fencing and hedging to the boundaries. There are lovely views from the rear, while the property is also

Tel: 01978 353000

positioned along a private lane shared by only a small number of properties.

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



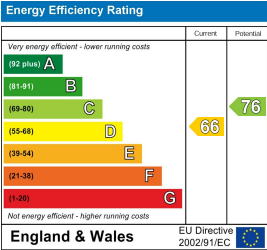
Floor Plan



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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