



Henllys

Pentre Bychan | Wrexham | LL14 1PE

£395,000

MONOPOLY[®]

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A stunning 3 bedroom detached period property occupying a large plot with wonderful far reaching views and located in the Hamlet of Pentre Bychan. The property is beautifully presented throughout offering a mixture of original features with modern fittings as well as having a conservatory, spacious kitchen/dining room, 3 bedrooms and more than ample off road parking to the front, as well as the generous plot on which Henllys occupies. To the front is a large driveway and lawned garden and to the rear is a large tiered garden where the commanding views of Cheshire can be enjoyed from the top. The Hamlet of Pentre Bychan sits close to the village of Johnstown where there are numerous local amenities as well as there being excellent access to the A483 for commuting. In brief the property comprises of; front porch, hallway, lounge, kitchen/dining room, conservatory, utility room and downstairs w.c to the ground floor and 3 bedrooms, bathroom and separate w.c to the first floor.

- A stunning three bedroom detached period property
- Beautifully presented throughout
- Spacious kitchen/dining room
- Conservatory
- Occupying a large plot with well maintained gardens
- Fantastic far reaching views towards Cheshire
- Extensive off road parking
- MUST BE VIEWED TO BE APPRECIATED



Front Porch

5'10" x 4'10" (1.78m x 1.48m)

uPVC double glazed with Minton style tiled flooring, door into the hallway.

Hallway

With quarry tiled flooring, stairs off to the first floor.

Lounge

11'6" x 13'0" (3.53m x 3.97m)

Beautifully presented with attractive parquet flooring, central fireplace with inset wood burner with stone hearth and timber bressumer, double glazed window to the front.

Kitchen/Dining Room

25'0" x 13'6" (7.64m x 4.13m)

A spacious, well appointed room with the dining area having a double glazed bay window to the front, feature cast iron fireplace, attractive oak flooring leading into the kitchen which has a comprehensive range of white gloss wall, drawer and base units, working surface with 1 1/4 sink and drainer, central island with units under and breakfast bar area, integrated dishwasher, 'Smeg' cooker with electric double oven and 5 ring gas hob with stainless steel splash back with contemporary extractor fan over, wall mounted gas combination boiler, space for a fridge freezer, double glazed window, door to a useful storage cupboard.

Utility Room

7'11" x 4'9" (2.43m x 1.47m)

With quarry tiled flooring, plumbing for a washing machine, space for a dryer, work top, door to the rear garden, door to the w.c.

Downstairs W.C

Fitted with a low level w.c, wash hand basin with vanity unit under, quarry tiled flooring, double glazed window.

Conservatory

10'11" x 13'2" (3.35m x 4.03m)

Being uPVC double glazed with french doors off to the rear garden, tiled flooring.

First Floor Landing

With a double glazed window to the rear with views of the garden and a double glazed window to the front offering fantastic far reaching views towards Cheshire, carpeted flooring, access to the loft space.

Bedroom 1

12'4" x 11'1" (3.78m x 3.38m)

A well presented bedroom with a double glazed bay window to the front with stunning far reaching views towards Cheshire, carpeted flooring.

Bedroom 2

13'1" x 11'7" (4.01m x 3.54m)

A spacious bedroom with a double glazed window to the front with fantastic far reaching views, wood effect flooring.

Bedroom 3

7'11" x 9'6" (2.42m x 2.90m)

With a double glazed window to the side, carpeted flooring.

Bathroom

9'11" x 4'11" (3.03m x 1.51m)

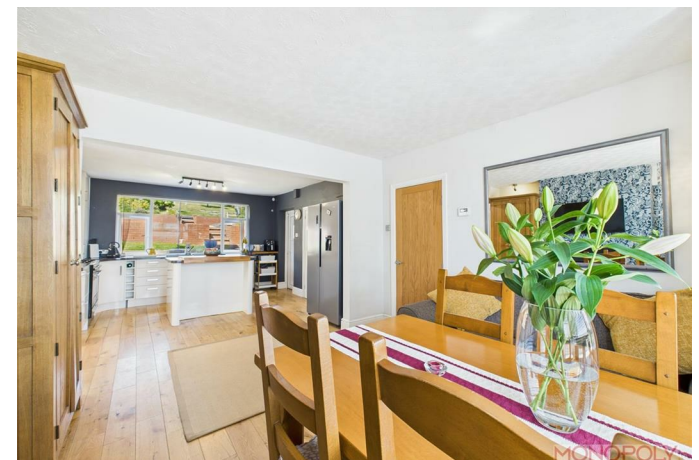
Well appointed with a white suite comprising of a wash hand basin with vanity unit under, bath, large shower cubicle, fully tiled walls, tile effect flooring, double glazed window.

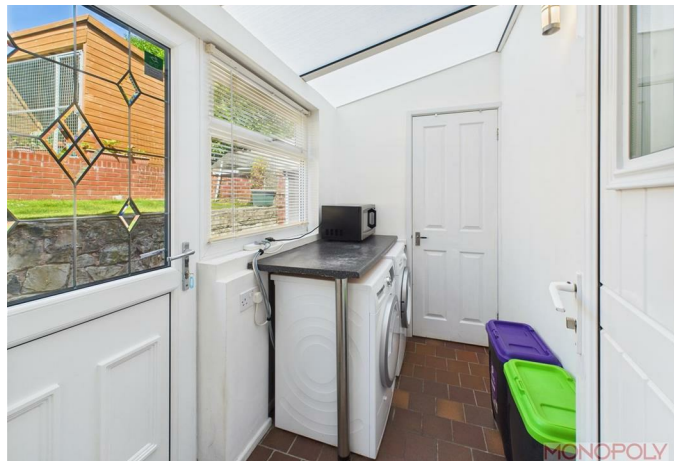
Separate W.C

With a low level w.c, part tiled walls, tile effect flooring, double glazed window.

Outside

A real feature to this excellent property are the well





maintained and impressively generous gardens. Henllys occupies a superb plot with the rear gardens being beautifully maintained, being tiered with the steps up from a gravelled area to a a lawned garden separated by further steps up to the next larger area of garden with a lawned area to one side with well established planted border and to the other side a decked seating area. More steps lead up to the top of the garden which is a large area of lawn with mature trees and a decked area at the very top to sit and enjoy the stunning far reaching views.

To the front is an extensive gravelled driveway providing more than ample off road parking and a generous well maintained lawn garden with an attractive planted border.

Important Information

*Key facts interactive report link available in video tour and brochure sections. *
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

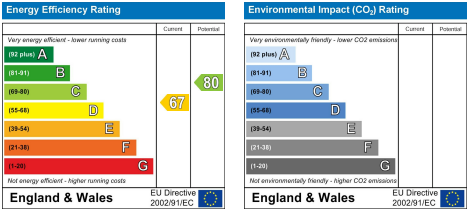








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