



Daisy Road, Wrexham LL11 6LH

Offers In Excess Of £285,000

Situated in the sought-after village of Brynteg is this charming four-bedroom detached stone-built property, offered for sale with the added benefit of no onward chain. The home has been well maintained and features a newly installed boiler (2021), yet also offers fantastic potential for modernisation and personalisation. A key highlight of this versatile family home is the substantial 34ft x 17ft workshop to the rear, ideal for business use or hobbyists, as well as a generous garage complete with a full vehicle inspection pit. The internal accommodation comprises an entrance porch, spacious hallway, two reception rooms, inner hall with cloakroom area, a well-proportioned kitchen/breakfast room, separate utility and a ground-floor bathroom. To the first floor, there are four double bedrooms, a recently updated en-suite shower room (installed 2022), and a separate WC. Externally, the property enjoys a spacious driveway providing ample off-road parking, along with an elevated garden area to the side offering privacy and mature planting. There is also a side path leading to a separate entrance into the workshop. Daisy Road is located within the village of Brynteg, a popular residential area benefitting from a range of local amenities including schools, shops, takeaways and a post office. There are good public transport links to Wrexham town centre and easy access to major road networks including the A483 and A55, making it ideal for commuters. Scenic countryside and walking routes are also nearby, offering the best of both convenience and semi-rural living.

- FOUR BEDROOM DETACHED STONE PROPERTY
- 34FT X 17FT WORKSHOP PLUS GARAGE WITH VEHICLE PIT
- DOWNSTAIRS BATHROOM, UPSTAIRS WC AND EN-SUITE SHOWER
- DRIVEWAY
- VILLAGE LOCATION WITH VIEWS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- DOUBLE BEDROOMS WITH FITTED WARDROBES
- GARDEN AREA
- NO ONWARD CHAIN



Entrance Porch

UPVC double glazed leaded door and side panel leading into entrance porch with windows to the front and side elevation, carpet flooring, coved ceiling, wall light and hardwood glazed door leading into property.

Entrance Hall

Traditional style hallway with stairs rising to first floor and door either side to living/dining area and sitting room. Finished with ceiling light point and carpet flooring.

Sitting Room

UPVC double glazed window to the front elevation. Gas living flame fireplace with stone surround, tiled hearth and wooden mantle. Finished with ceiling light point, two wall lights, coved ceiling, panelled radiator and carpet flooring.

Living/Dining Room

UPVC double glazed window to the front elevation. Living flame gas fire with marble hearth back and wooden surround. Finished with ceiling light point, two wall lights, panelled radiator and carpet flooring. Door leading to inner hallway/cloakroom

Inner Hallway/Cloakroom

Inner hallway with doors off to kitchen, bathroom and workshop. Finished with wooden laminate flooring, ceiling light point and coved ceiling. Under-stairs storage cupboard. Archway leading to a cloaks area with tiled flooring, ceiling light point and panelled radiator.

Kitchen/Breakfast Room

Two uPVC double glazed windows to the side and into the workshop area. Housing a range of wall drawer and base units with complimentary work surface over. Integrated appliances to include four-ring gas hob, double electric oven and grill. Space for fridge-freezer. Finished with wooden laminate flooring, splash-back tiling, ceiling strip light, extractor, coved ceiling and panelled radiator.

Bathroom

Spacious bathroom with three piece suite comprising low-level WC, wash hand pedestal and panelled bath with electric shower over. Finished with a panelled radiator, fully tiled walls, wooden laminate flooring, extractor fan, ceiling light point and frosted uPVC double glazed window to the rear elevation into the workshop.

Workshop

An impressive 34ft x 19ft workshop area with solid wooden door with single glazing and two additional pedestrian access doors. Polycarbonate sky-lights, three ceiling strip lights, power sockets, storage cupboard and carpet flooring. Door leading into inner hallway and utility area.

Utility

Housing a range of wall units. Wall mounted 'Exclusive Ideal' boiler, plumbing and space for washing machine and space for tumble dryer, painted concrete flooring, wall lighting, ceiling light point, electric box and power sockets.

Landing Area

UPVC double glazed window to the rear elevation. Carpet flooring, panelled radiator, two ceiling light points and access to loft. Doors off to all bedrooms and WC.

Bedroom One

UPVC double glazed window to the front elevation. Housing a range of fitted wardrobes with clothing rails and shelving. Panelled radiator, carpet flooring and ceiling light point.

Bedroom Two

UPVC double glazed window to the front elevation. Housing a range of fitted wardrobes with clothing rails and shelving. Panelled radiator, carpet flooring and ceiling light point. Door off to en-suite.



En-suite

Enclosed mains dual-hose shower cubical with PVC splash-back panelling and glass door. Finished with ceiling light point and wooden laminate flooring.

Bedroom Three

UPVC double glazed window to the rear elevation. Housing a range of fitted wardrobes with mirrored sliding doors, clothing rails and shelving. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Four

UPVC double glazed window to the rear and side elevation. Housing a range of fitted wardrobes with mirrored sliding doors, clothing rails and shelving. Alcove with shelving. Carpet flooring, ceiling light point and panelled radiator.

WC

Sliding wooden door leading to WC with two piece suite comprising low-level WC and corner wash hand basin. UPVC frosted window to the rear elevation. Finished with carpet flooring, ceiling light point and part tiled walls.

Garage/Workshop

The property benefits from an additional garage/workshop area with electric up and over door, additional side pedestrian access and windows to the side. Fitted range of work surfaces, cupboards, shelving and vehicle pit. Finished with painted concrete flooring, lighting and power sockets.

Outside

To the front, the property is set behind a traditional stone boundary wall with an iron gate and a pathway leading to the main entrance via a small brick-built porch. To the right-hand side, which forms the main external area, a large gated driveway offers extensive off-road parking and access to a detached garage with up-and-over door. A raised garden area beyond the drive

features mature trees, a lawn, timber shed, stone retaining walls and a hedge boundary, providing a sense of privacy and character. To the rear, a continuation of the driveway runs behind the house with access to the workshop. To the left of the house, a pedestrian path runs alongside the stone wall and provides private access to a side entrance door leading into the workshop.

Important Information

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.

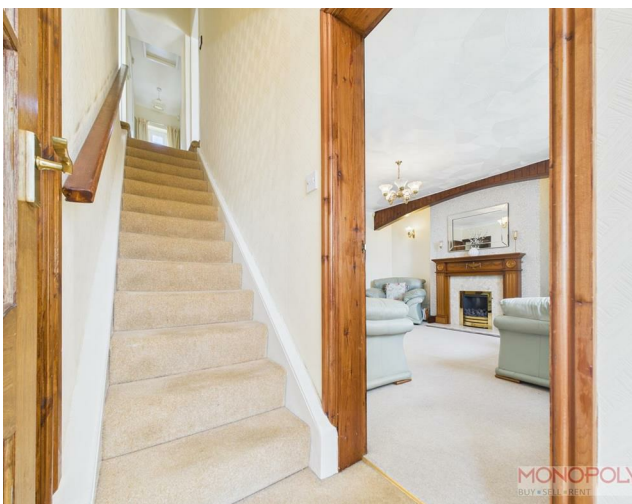
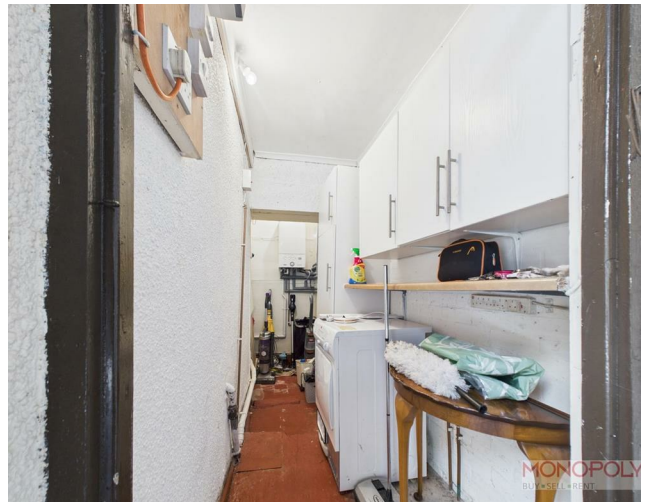
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.

Additional Information

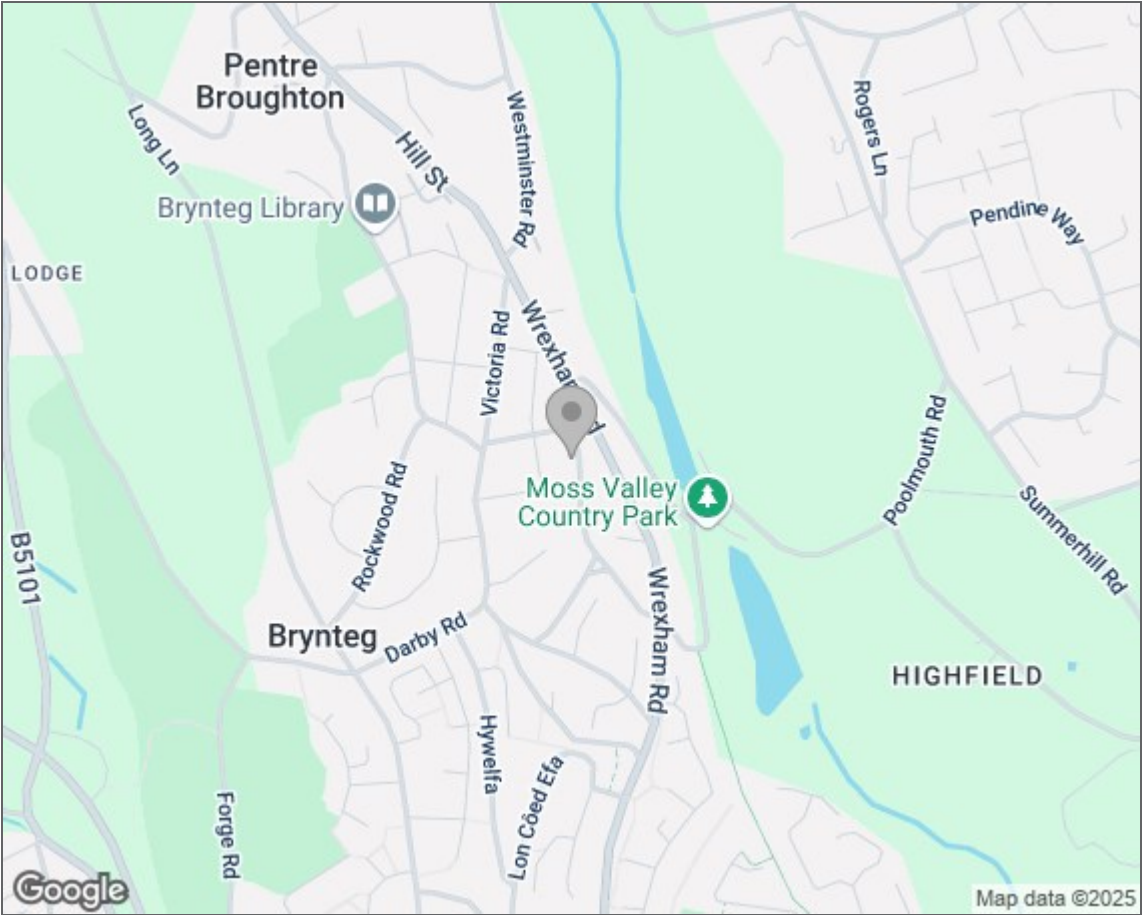
The boiler was fitted 3 years ago and the ensuite shower was fitted 2 years ago.











| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 60 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

