



Ffordd Las, Cymau

Wrexham | LL11 5EY

Offers In Excess Of £475,000

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# Ffordd Las, Cymau

Wrexham | | LL11 5EY

Situated in the sought-after semi-rural village of Cymau with exceptional far-reaching views, is this impressive four-bedroom detached barn conversion, offered for sale with no onward chain. In brief, the property comprises a welcoming entrance hallway, open-plan kitchen/dining area positioned to enjoy the views, separate utility, downstairs WC and two versatile reception rooms to the ground floor. To the first floor, a spacious landing with two corridors leads to four double bedrooms and a family bathroom, with the principal suite benefitting from an en-suite shower room. Externally, a gated decorative stone driveway runs along the front providing ample parking. To the side is a decked seating area, with lawned gardens to the rear enjoying open countryside views. There is also a paved patio, greenhouse, timber shed and established shrubbery borders. Originally converted from a barn, the property retains character features including exposed beams, high skirting boards and wooden framed windows, whilst benefitting from modern bathrooms, kitchen and flooring. Dolgoed is located on Ffordd Las in Cymau, a popular village with countryside walks on the doorstep, with access to open fields, bridleways and routes towards Hope Mountain and the Clwydian foothills. The village offers a primary school and public house, with further amenities in nearby Hope, Caergwrle and Broughton including supermarkets, cafés, medical centres and additional schooling. Wrexham City Centre is a short drive away with wider facilities and excellent road links via the A483 to Chester, Oswestry and beyond.

- DETACHED FOUR BEDROOM DETACHED FAMILY HOME WITH NO ONWARD CHAIN
- ELEVATED POSITION WITH COUNTRYSIDE VIEWS
- RENOVATED MAINTAINING SOME CHARACTER FEATURES
- SPACIOUS RECEPTION HALL WITH DOWNSTAIRS CLOAKROOM
- OPEN PLAN MODERN KITCHEN AND DINING AREA WITH VIEWS AND SEPARATE UTILITY
- TWO RECEPTION ROOMS INCLUDING LIVING ROOM AND STUDY
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- SPACIOUS DOUBLE BEDROOMS WITH MODERN FAMILY SHOWER ROOM
- DECORATIVE STONE DRIVEWAY ATTRACTING GARDEN AREAS
- SOUGHT AFTER LOCATION OF CYMAU



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### Entrance Hallway

Hardwood glazed door leads into a welcoming hallway with wood effect LVT flooring (Luxury Vinyl Tiling), two ceiling light points, panelled radiator, under-stairs storage cupboard, opening into kitchen/dining area, door to WC and corridor with doors to Study and Living Room.

### Open Plan Kitchen/Dining Area

An impressive open-plan kitchen/dining area enjoying triple aspect views to the front, side and rear elevations via double glazed wooden windows and uPVC French doors opening onto the rear patio. The kitchen is fitted with a comprehensive range of contemporary wall, drawer and base units with complementary work surfaces over and matching upstands. Integrated appliances include two eye-level Neff 'Hide & Slide' electric ovens and an induction hob. There is designated American-style fridge freezer and space for dishwasher. Additional features include pull-out corner storage and integrated spice racks.

A central island provides further storage and breakfast seating. Inset stainless steel sink with integrated drainer and mixer tap over.

The space flows seamlessly into the dining area, offering ample room for a family dining table and additional furniture, positioned to enjoy the views and direct access to the garden. Finished with LVT flooring, recessed LED spotlights, two ceiling light points, two panelled radiators and a door leading to the utility room.

### Utility Room

Hardwood double glazed door to the front external area, tiled flooring, wall-mounted 'Glow-worm' combination boiler, space and plumbing for washing machine and tumble dryer, ceiling light point and shelving.

### Living Room

Light and airy space with two wooden double glazed windows to the front and rear elevation and uPVC double glazed French doors out to the side decking area. LVT wood affect flooring, two ceiling light points, two wall lights, and two panelled radiators.

### Study/Sitting Room

Wooden double glazed windows to the rear elevation with views. Carpet flooring, ceiling light point, and panelled radiator.

### Downstairs Cloakroom

Two piece suite comprising low-level WC and wash hand basin with vanity storage cupboard under. Wooden double glazed partly frosted window to the rear elevation, ceiling light point, extractor fan, and wood effect LVT flooring.

### Landing Area

Spacious landing area with two double glazed wooden windows to the rear elevation and two to the front elevation. Corridors off each side leading to bedrooms. Access to loft space, carpet flooring, panelled radiation, beamed ceiling, and three ceiling light points.

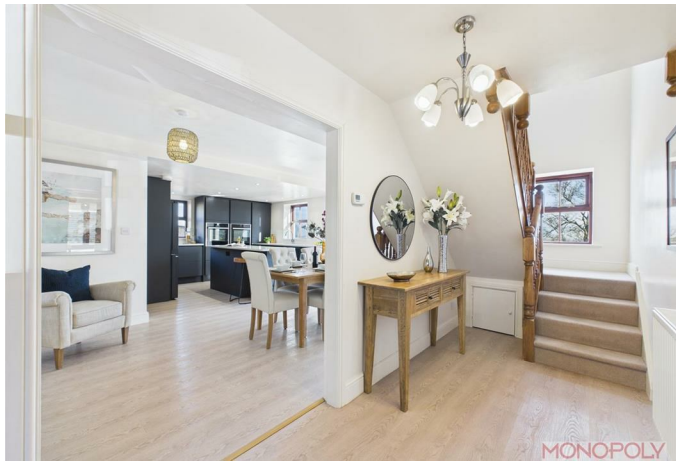
### Principal Suite

Dual aspect bedroom with two wooden double glazed windows to the rear and side elevation with far-reaching countryside views. Carpet flooring, ceiling light point, panelled radiator and door leading into en-suite.

### En-suite Shower Room

Modern three piece suite comprising low-level WC, wash hand basin set on a vanity unit and enclosed shower cubical with mains shower. LVT flooring, tiled walls, chrome heated towel rail, recessed LED lighting, extractor and wooden double glazed frosted window to the rear elevation.





### Bedroom Two

Spanning the width of the property is this spacious bedroom with additional dressing/seating area. Triple aspect views with wooden double glazed windows to the front, side and rear elevations. Carpet flooring, two panelled radiators, ceiling light point and beam.

### Bedroom Three

Wooden double glazed window to the rear elevation with countryside views. Carpet flooring, ceiling light point and panelled radiator.

### Dressing Room/Bedroom Four

Wooden double glazed window to the rear elevation with countryside views. Presently fitted with a range of open wardrobe spaced for use as a dressing room. Carpet flooring, ceiling light point and panelled radiator.

### Family Bathroom

Three piece suite comprising low-level WC, wash hand basin set on a vanity unit with surface over and a double walk in mains rainfall shower. Finished with LVT flooring, tiled walls, heated towel rail, recessed LED lighting, beamed ceiling and wooden double glazed window to the front elevation.

### Outside

'Dolgoed' occupies a generous plot enjoying far-reaching countryside views across Wrexham and towards the Cheshire Plain. The property is approached via a block paved and decorative stone driveway providing ample off-road parking for multiple vehicles. To the side of the property is a substantial decked terrace, ideal for seating and entertaining, with adjacent decorative stone area and greenhouse. To the rear, the decking continues and leads onto a paved patio area, creating further outdoor entertaining space. The remainder of the garden is predominantly laid to lawn with established shrub borders, enclosed by timber fencing for privacy. There is also a timber shed, outside tap and external lighting.

### Additional Information

The property was converted from a barn by the previous owners some years ago. The present owners have completed a number of renovations included new windows, doors, kitchen, bathrooms and flooring whilst maintaining original style features including high skirting, beamed ceilings and wooden window frames. The property is served by an external LPG tank supplying gas to the central heating system. The loft is partly boarded, fully insulated and has a pull-down ladder for access.

### 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.





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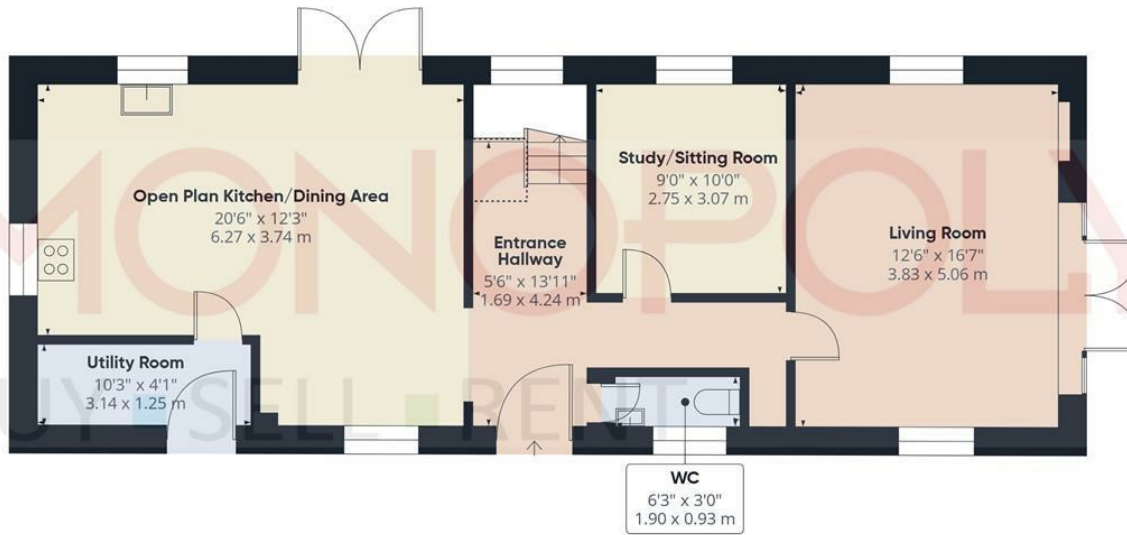


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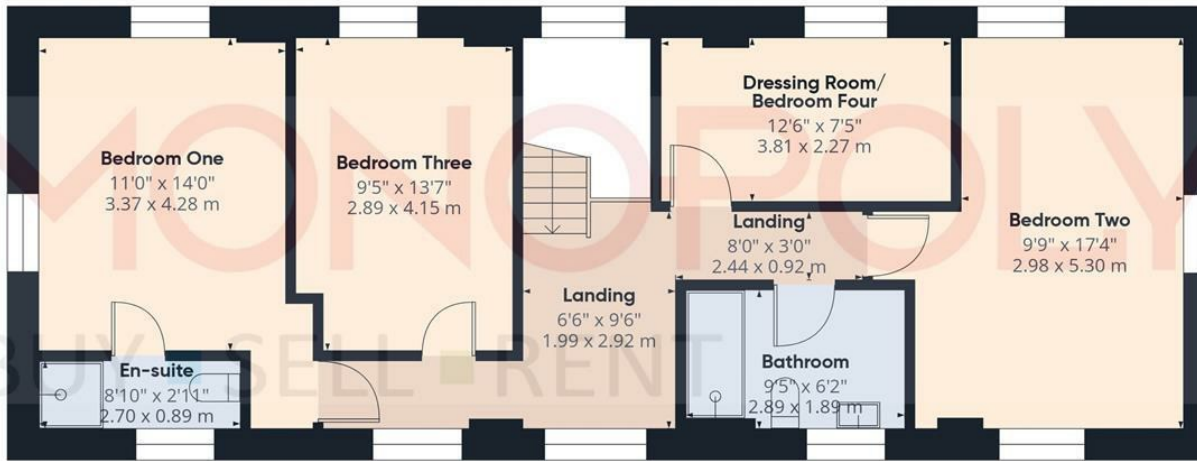


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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 1589 ft<sup>2</sup>  
 147.6 m<sup>2</sup>  
 Reduced headroom  
 8 ft<sup>2</sup>  
 0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

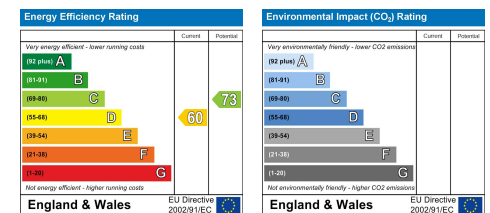
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