



## Ty Llanbedr

Gwynfryn | Wrexham | LLI | 5YY

£495,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

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DETACHED STONE COTTAGE SET WITHIN APPROX. ONE ACRE WITH PANORAMIC VIEWS

Situated in the picturesque semi-rural location of Gwynfryn, Ty Llanbedr is a charming four bedroom detached stone cottage offered for sale with no onward chain. Enjoying far-reaching countryside views, the property combines character features with versatile living space. In brief, the accommodation comprises an entrance porch and hallway leading to a stunning open plan kitchen, dining and living area, a separate living room, playroom/study, ground floor bedroom/additional reception, shower room and utility. To the first floor are four bedrooms and a four-piece family bathroom. Externally, the property sits within grounds of just under one acre, with two driveways, a detached garage with sun room and a brick-built garden studio with elevated views. The gardens are a standout feature, including lawned areas, an orchard, established trees, shrubs, wildflower sections, stone walls and a stone store. A particular highlight is the direct gated access onto Bryn Madoc, providing immediate access to open countryside walks. There is also a chicken coop area and previous planning permission for an additional dwelling (subject to renewal). To the rear is an enclosed garden off the kitchen, with steps leading to further tiered gardens designed to maximise the views. The property benefits from a modern oil-fired heating system. Gwynfryn offers a peaceful setting with local amenities nearby, including a primary school and inn, with further facilities in Coedpoeth, Minera and Wrexham. Excellent road links via the A483 provide access to Chester, Oswestry and beyond.

- EXCEPTIONAL FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- SET ON JUST UNDER ONE ACRE OF LAND WITH EXCEPTIONAL VIEWS
- ELEVATED GARDEN AREAS WITH PREVIOUS PLANNING FOR ADDITIONAL DWELLING
- TWO DRIVEWAYS, GARAGE, SUN ROOM AND BRICK BUILT GARDEN STUDIO
- OPEN PLAN KITCHEN, DINING AND FAMILY SITTING ROOM
- ADDITIONAL RECEPTION AREAS INCLUDING LIVING ROOM AND PLAYROOM/STUDY
- SEPARATE UTILITY AND DOWNSTAIRS SHOWER ROOM
- CHARACTER FEATURES THROUGHOUT
- SEMI-RURAL LOCATION 5.5 MILES FROM WREXHAM
- NO ONWARD CHAIN



### Entrance

There are two driveways and two entrance options into the home one via entrance porch on the right hand side and an alternative entrance into the playroom/study.

### Entrance Porch

Wooden glazed door leads into entrance porch with quarry tiled flooring, windows overlooking the garden area, ceiling light point, power sockets and hardwood door leading into entrance hallway.

### Entrance Hallway

Turn staircase rising to first floor with storage under. Tiled flooring, two ceiling light points, window to front, doors to living room, downstairs shower room, utility and corridor to kitchen/dining area.

### Living Room

UPVC double glazed Georgian bar window to the front elevation with exceptional views and additional window to the side with additional shutter blinds. Exposed stone chimney breast featuring a log burner set on a tiled hearth. A mixture of original mosaic patterned tiled flooring with quarry tiled flooring. Two ceiling light points, radiator and internal door into sitting room/dining area.

### Kitchen

Impressive open plan kitchen/dining/sitting area with the kitchen housing a range of wall, drawer and base units with granite and marble work surface over. Breakfast bar area incorporating a four ring gas hob with integrated oven below. Additional space for a range stove with integrated extractor above. Integrated dishwasher, 1.5 ceramic sink unit with mixer tap over, tiled flooring, space for fridge-freezer, two ceiling light points, radiator, uPVC double glazed window to the rear and uPVC door to the enclosed

garden. Opening into the dining area and sitting room.

### Family Room/Dining Area

Two uPVC double glazed windows to the front elevation with exceptional views and shutter blinds. Exposed stone chimney breast with traditional open fireplace set on a slate hearth. Beamed ceiling, tiled flooring, space for dining table, radiator, four wall lights.

### Bedroom Five/Additional Reception

Versatile room which can be used as an additional bedroom or reception room with two uPVC double glazed windows to the side and rear. Access to loft with pull down ladder, tiled flooring, radiator and ceiling light point. Door into playroom/study and kitchen area.

### Playroom/Study

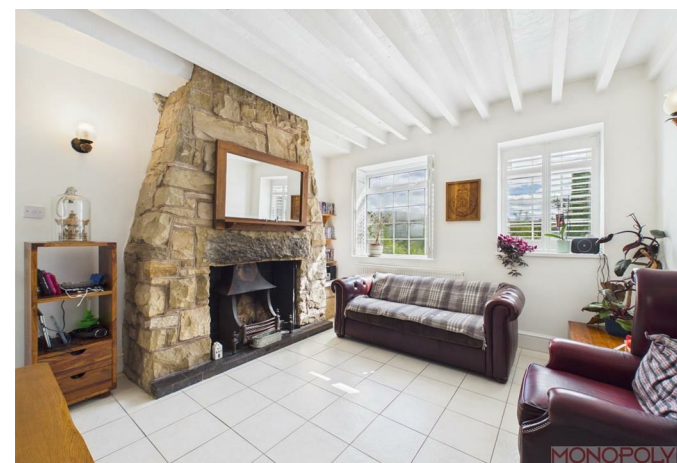
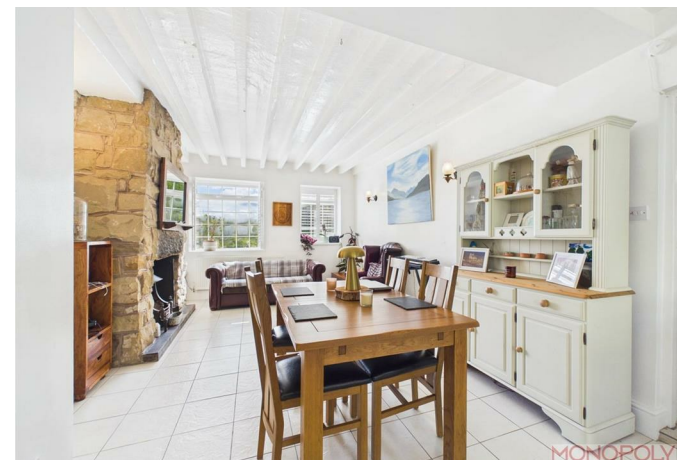
Another versatile reception room and additional entrance into the home with two uPVC double glazed windows to the front and side with shutter blinds. Quarry tiled flooring, radiator, ceiling light point and uPVC double glazed door to the front of the home.

### Utility Room

Housing a range of wall and base units with complimentary work surfaces over. Space and plumbing for washing machine and tumble dryer. Ceramic sink unit with mixer tap, tiled flooring, radiator, ceiling light point and uPVC double glazed window to the rear.

### Ground Floor Shower Room

Three piece suite comprising low-level WC, wash hand basin and enclosed corner shower cubicle. Tiled walls, tiled flooring, radiator, ceiling light point, extractor and uPVC double glazed window to the rear.





### **Landing Area**

Carpeted flooring, ceiling light point, access to loft, doors to four bedrooms and family bathroom.

### **Bedroom One**

UPVC double glazed window to the front elevation with exceptional views. Built in storage, vertical radiator, oak wooden flooring, radiator and ceiling light point.

### **Bedroom Two**

Two uPVC double glazed windows to the front and side elevation with exceptional views. Built in storage cupboard, oak wooden flooring, ceiling light point and panelled radiator.

### **Bedroom Three**

UPVC double glazed window to the front elevation with exceptional views. Built in storage cupboard and over-head storage. Oak wooden flooring, ceiling light point and panelled radiator. Access to loft space.

### **Bedroom Four**

UPVC double glazed window to the rear elevation. Oak wooden flooring, two ceiling light point and panelled radiator.

### **Family Bathroom**

Four piece suite comprising low-level WC, corner wash hand basin, panelled bath and enclosed corner shower cubical. Built in shelving, chrome heated towel rail, tiled flooring, ceiling light point and UPVC double glazed window to the side elevation.

### **Sun Room**

Generous and versatile sun room with views across the countryside. Part stone wall built with dual aspect uPVC double glazed windows and French doors. Log burner, tiled flooring, power sockets, wall-mounted electric heater and wall lighting.

### **Garage**

Up and over door with additional side access door, plumbing for additional washing machine, power and lighting.

### **Garden Studio**

Situated in an elevated position at the top of the garden, the studio is a brick built building with uPVC double glazed French doors and window to the side with far-reaching views. Stone floor, power, lighting and paved patio seating area to the front.

### **Outside**

A particular feature of the home set on a plot of approximately one acre with far reaching views across all counties. To the front there is access to two driveways with space for multiple vehicles, along with access to the garage and sun room. There are steps down to a front garden and orchard area with an array of fruit trees. The garden area extends to the right hand side where there is access via a double timber gate to Bryn Madog, a public footpath and countryside walks. There is also a chicken coop, lawned garden areas and a multi-tiered garden area with stone walls, established trees and shrubberies. To the rear there is a pleasant enclosed lawned garden area with an attractive retaining stone wall, established shrubberies and trees. The rear garden and land areas extends up to the top via steps where there are exceptional views, lawned garden areas, wildflower/woodland area, a brick built studio and a stone built outbuilding. There is expired planning for an additional four bedroom dwelling on the land to the right of the home.



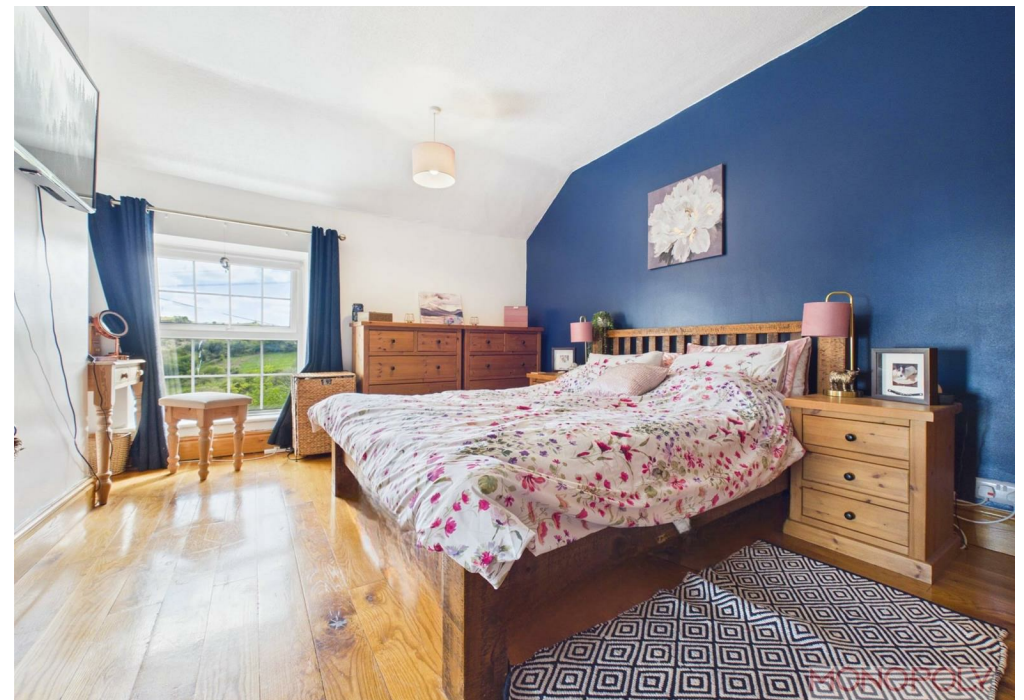
### Additional Information

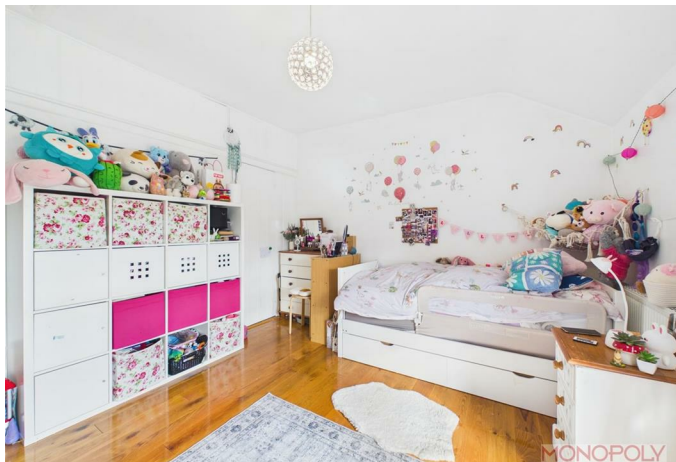
The heating is oil fired with LPG gas bottles to fuel the gas cooker. The oil boiler was replaced 3 years ago. The planning reference for expired planning permission is Ref P/2005/2016. The loft above the single storey part of the house is boarded for ease of use.

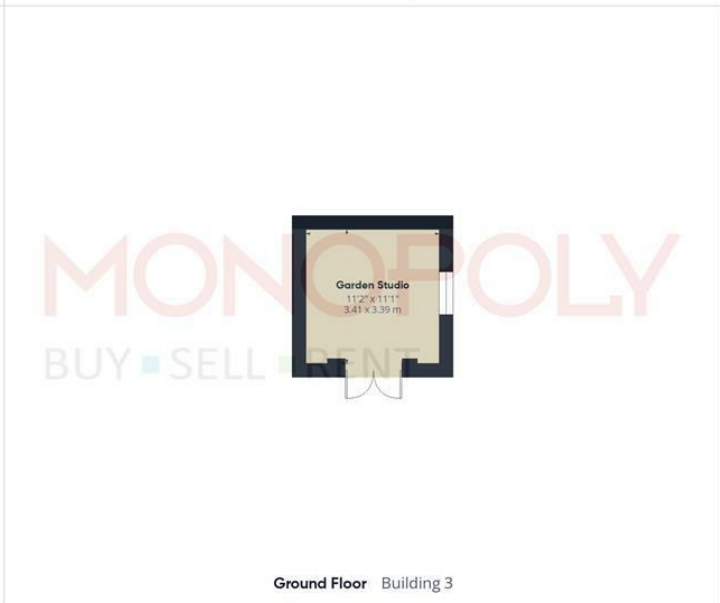
### Important Information

**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.







**Approximate total area<sup>(1)</sup>**

2139 ft<sup>2</sup>  
198.8 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>  
0.3 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.

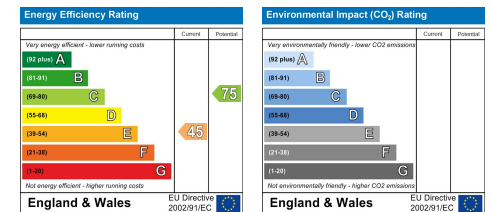
**GIRAFFE360**

**MONEY LAUNDERING REGULATIONS 2003**

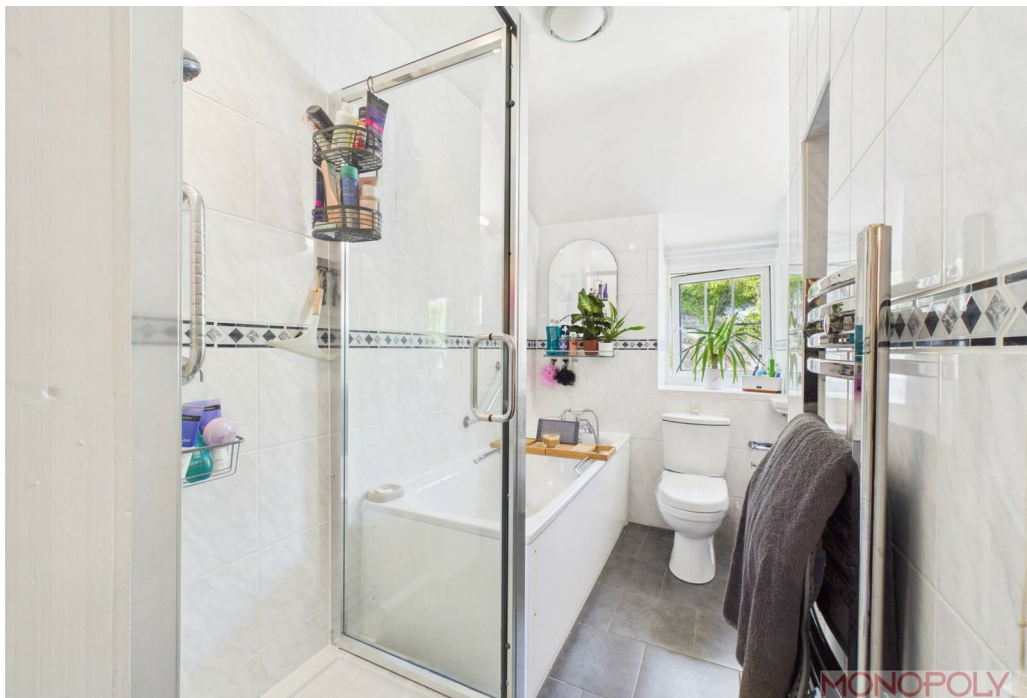
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