



New Brighton, Wrexham LL11 3DT

£500,000

A fantastic opportunity to purchase a spacious five bedroom detached individually designed property. The property is located in the hamlet of New Brighton close to Minera Lead Mines Country Park, Minera/Esclusham Mountain and World's End. The village of Coedpoeth is only a short distance away and provides a range of amenities and facilities. Furthermore the the A483 is only three miles away providing excellent access to North Wales and the North West of England. The generous and flexible internal accommodation at the house comprises an entrance hallway, family room, sauna room, three bedrooms and bathroom to the ground floor. to the first floor is a stunning kitchen/dining room, well proportioned lounge and a further bedroom. Externally there is ample off road parking, a detached garage, hard landscaped garden with pond, a further garden laid to lawn. "VIEWING HIGHLY RECOMMENDED!"

- A FIVE BEDROOM DETACHED HOUSE
- COUNTRYSIDE LOCATION WITH EASY ACCESS TO AMENITIES & ROAD NETWORK
- STUNNING KITCHEN/DINING ROOM
- TWO RECEPTION ROOMS &
- MPLE OFF ROAD PARKING & DETACHED GARAGE



Entrance Hallway

Tiled flooring, door to sauna room, opening to a further hallway with doors to three bedrooms, bathroom, family room, rear porch and stairs to first floor.

Rear Porch

With external door to rear.

Family Room

5.59 x 5.29 (18'4" x 17'4")

An excellent entertaining space with tiled flooring, spotlights, window to side and French style doors to front.

Bedroom One

4.31 x 3.70 (14'1" x 12'1")

Carpeted flooring and window to front.

Bedroom Two

4.30 x 2.46 (14'1" x 8'0")

Laminate flooring and window to front

Bedroom Three

3.70 x 2.23 max (12'1" x 7'3" max)

Laminate flooring and window to rear.

Bedroom Four/ Sauna Room

3.16 x 4.28 (10'4" x 14'0")

Window to side, laminate flooring, sauna and water tank.

Bathroom

3.64 x 3.63 (11'11" x 11'10")

White suite comprising hand wash basin, w.c, double ended bath with central taps, double width shower cubicle, window to rear, chrome towel radiator, utility cupboard, tiled flooring.

Lounge

6.81 x 4.10 (22'4" x 13'5")

Carpeted flooring and window to front.

Kitchen/Dining Room

7.99 x 3.29 (26'2" x 10'9")

A contemporary fitted kitchen with a range of wall, drawer and base units, laminate worktop, 1 1/2 sink drainer, five ring induction hob, extractor, integrated oven and grill, dishwasher and fridge freezer. Sliding patio doors to balcony which extends to the side of the property. Door to w.c, attic hatch, window to rear, spotlights.

W.C

1.89 x 0.86 (6'2" x 2'9")

Tiled flooring, hand wash basin, w.c, and window to side.

Bedroom Five

6.33 x 2.86 (20'9" x 9'4")

Located on the first floor with fitted wardrobes and window to rear.

Garage

Detached garage with up an dover door and pedestrian door to side.

Outside

Stone paved area adjacent to the front of the house with timber shelter, ramp down to a landscaped garden with pond and slate chipped corner. Ample off road parking with space for several vehicles. A further garden laid to lawn. Two tiered areas to rear of the house with oil tank.

Additional Information

Freehold, oil fired central heating. There is an option to purchase a a former Welsh Methodist chapel, paddock and stable which is on separate title deed to the main house which neighbours the property. A brilliant space that could be utilised as a rental income opportunity or holiday let. This annex would also suit a multi generation family looking to live on one site. Change of use application in progress as previous planning permission has expired. Please call Monopoly Buy Sell Rent on 01978 800186 to discuss further.

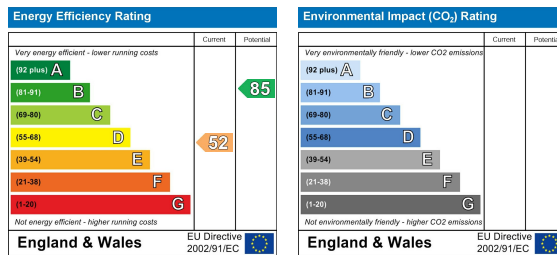
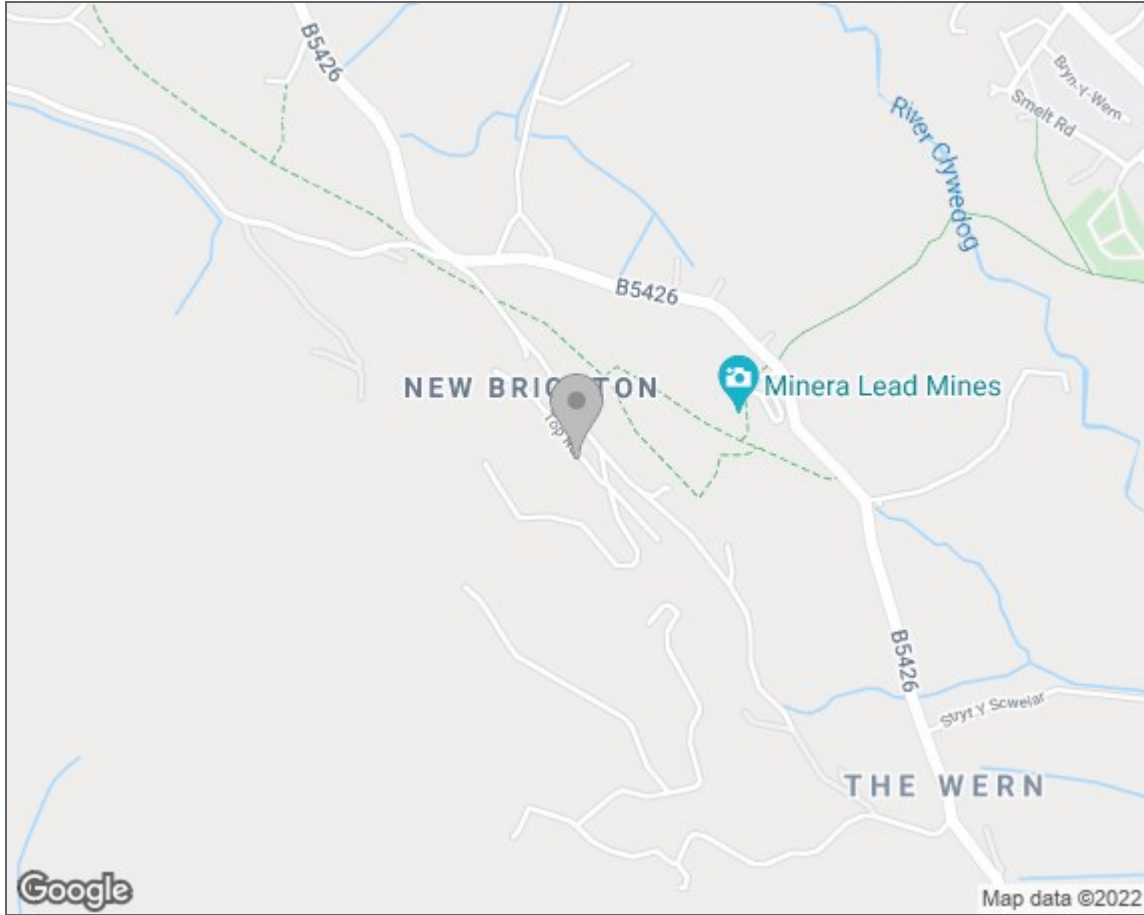












MONEY LAUNDERING REGULATIONS 2003

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.

