



Rhosrobin Road, Rhosrobin LL11 4PG

Offers In Excess Of £425,000

An impressive and spacious detached residence located in the desirable area of New Rhosrobin, Wrexham. Built by the current owners in the 1990s, this substantial home has been thoughtfully maintained and improved over the years to create a generous and versatile family property. The accommodation is arranged over two floors and offers five double bedrooms, two bathrooms, and three reception rooms to include snug, living room and a separate dining room.. The kitchen/breakfast room has the added benefit of space for a dining table and separate utility. Designed with upside-down living to make the most of the elevated views, the property provides flexible spaces well-suited to modern family life and multi-generational living. Set on a generous plot, the home is approached by a driveway providing ample off-road parking for five vehicles comfortably and access to an integral double garage. The rear garden is mainly laid to lawn with raised flower beds, patio area and decked seating space, all enclosed by timber fencing and established planting. Located in the popular New Rhosrobin area, Cair Paravel enjoys convenient access to Wrexham city centre, major road links including the A483, and a range of local amenities and schools. Viewings are highly recommended to appreciate the scale and setting of this unique home

- DETACHED FIVE DOUBLE BEDROOM FAMILY HOME
- TWO BATHROOMS INCLUDING GROUND FLOOR SHOWER ROOM
- THREE RECEPTION ROOMS INCLUDING LOUNGE, SNUG AND DINING ROOM
- INTEGRAL DOUBLE GARAGE
- CONVENIENT LOCATION IN NEW RHOSROBIN NEAR WREXHAM AND A483 LINKS
- FLEXIBLE UPSIDE-DOWN LIVING DESIGN
- SPACIOUS KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY
- GENEROUS DRIVEWAY WITH AMPLE PARKING
- PRIVATE REAR GARDEN WITH PATIO AND DECKED SEATING AREA



Entrance Porch

Entered via a uPVC double glazed door with full-height side panels. A further composite door leads into the main entrance hall. Finished with carpet flooring, ceiling light point, internal access to the double garage, and a double glazed internal window overlooking bedroom five.

Entrance Hall

A spacious entrance hall with stairs rising to the first floor and access to the main living accommodation. Doors lead to bedrooms three, four and five, as well as the ground floor shower room. There is a useful double cloakroom cupboard with hanging rail and hooks, ideal for coats and storage. Finished with carpet flooring, ceiling light point, panelled radiator and coved ceiling.

First Floor Landing

As part of this thoughtfully designed “upside-down” layout, the main living accommodation is situated on the first floor. A spacious landing area provides access to the living room, principal bedroom, second bedroom, and the five-piece family bathroom. A uPVC double glazed window to the front elevation allows for natural light, while an archway leads through to the upper hallway and additional reception rooms. Finished with carpet flooring, ceiling light point and panelled radiator.

Upper Hallway

Providing access to the kitchen/breakfast room, sitting room, and formal dining room, the upper hallway serves as a central link between the main living spaces. There is access to the loft via a pull-down ladder, with the loft space being partially boarded for additional storage. Finished with attractive parquet flooring, a ceiling light point, and coved ceiling.

Living Room

Spacious and inviting living room enjoying an

elevated outlook through two uPVC double glazed windows to the front elevation. Gas fireplace with balance flu, a decorative plaster surround, marble back panel and hearth. Glazed hardwood French doors open into the adjoining dining area, creating an excellent flow for entertaining. The room is finished with carpet flooring, two ceiling light points, three wall lights, two panelled radiators, and coved ceiling.

Kitchen/Breakfast Room

Fitted with a comprehensive range of wall, drawer and base units with complementary work surface over. Features include a double composite sink with mixer tap, four-ring gas hob with extractor, and eye-level double oven and grill. Space for a freestanding fridge-freezer and plumbing for a dishwasher. The room benefits from part-tiled walls, tiled flooring, recessed LED lighting, panelled radiator, and a uPVC double glazed window to the rear elevation. A built-in storage cupboard with shelving offers additional practicality. There is ample space for a family dining table, with a door leading into the adjoining utility area.

Utility

UPVC double glazed frosted door leading outside. Base units with work surface over. Space and plumbing for washing machine, tumble dryer and additional white goods. Tile flooring and ceiling light point.

Dining Room

Spacious dining room featuring aluminium double glazed sliding doors opening onto the rear garden. Characterful exposed brick feature wall, original parquet flooring, coved ceiling, ceiling light point, and panelled radiator. Double glazed hardwood French-style doors provide access into the main living room. Ideal for formal dining, entertaining, or as a flexible second reception space.



Snug/Sitting Room

Sitting room with double glazed sliding doors opening onto the rear garden. Feature brick fireplace surround housing a gas fire with wooden mantle and shelving. Finished with carpet flooring, ceiling light point, coved ceiling and panelled radiator.

Bedroom One

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

uPVC double glazed window to the side elevation. Fitted with a range of wardrobes with mirrored doors, offering ample storage with integrated clothing rails, shelving and drawers. Finished with wooden laminate flooring, ceiling light point and panelled radiator.

Bathroom

This spacious and contemporary bathroom is beautifully appointed with a freestanding oval bath, low-level WC, bidet, and a wash hand basin set within a modern vanity unit. A generous double walk-in mains shower with full-height glass screen and PVC panelled splash-back provides a sleek finish. The room benefits from a uPVC double glazed frosted window to the side elevation, recessed LED lighting, a heated towel rail, extractor fan, shave point, and a double airing cupboard with shelving. Finished with non-slip vinyl flooring for comfort and practicality.

Bedroom Three

Located on the ground floor, this bedroom benefits from a uPVC double glazed window to the front elevation. A spacious walk-in wardrobe provides ample storage with fitted clothing rails, drawers, and shelving. Finished with wooden laminate flooring, a ceiling light point, and a panelled radiator.

Bedroom Four

UPVC double glazed window to the side elevation. Includes a useful under-stairs storage cupboard with shelving and a ceiling light point. Fitted wardrobes with mirrored sliding doors provide ample storage with integrated clothing rails, shelving, and drawers. Finished with carpet flooring, ceiling light point, and a panelled radiator.

Bedroom Five

UPVC double glazed window into the front porch with vertical blinds. Carpet tiled flooring, ceiling light point and panelled radiator.

Downstairs Shower Room

Modern three-piece suite comprising a fully tiled walk-in shower with frosted screen, low-level WC, and wash hand basin set within a fitted vanity unit. Finished with contemporary grey tiled flooring, part tiled walls, panelled radiator, recessed ceiling spotlights, and a frosted uPVC double glazed window to the rear elevation.

Garage

Integral double garage with two up and over doors, ample power sockets, two ceiling strip lights and wall mounted combination boiler.

Outside

To the front, the property is approached via a large tarmac driveway providing ample off-road parking and access to a double garage with up-and-over doors. To the left, steps rise to the rear garden area. To the right, a sloped driveway continues to the upper level, providing access to the gated rear garden. A mixture of hedging and mature shrubs borders the side of the property, offering privacy from neighbouring boundaries. To the rear, the garden is primarily laid to lawn with a paved patio area stretching along the back of the property. There are two sets of sliding doors and a single uPVC door giving access to the garden from the



dining room, snug, and utility, as the property is designed with upside-down living. The garden features a well-maintained raised flowerbed, a decked seating area, and a variety of mature plants, shrubs, fruit trees and a willow. The area is enclosed by timber fencing and established hedges, offering a good degree of privacy.

Additional Information

Cair Paravel was built by the present owners in the 1990s and offers deceptively spacious and versatile accommodation, designed with an upside-down living arrangement to maximise natural light and views from the principal living areas. The property has been well-maintained and thoughtfully improved over the years. It benefits from a regularly serviced combination boiler, providing efficient heating and hot water throughout the home.

Important Information

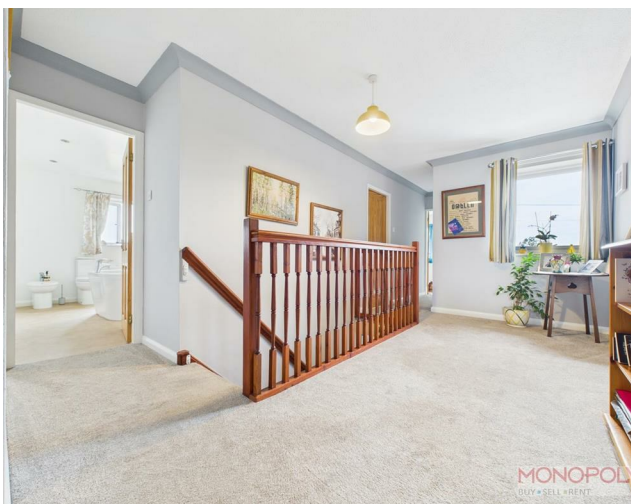
MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

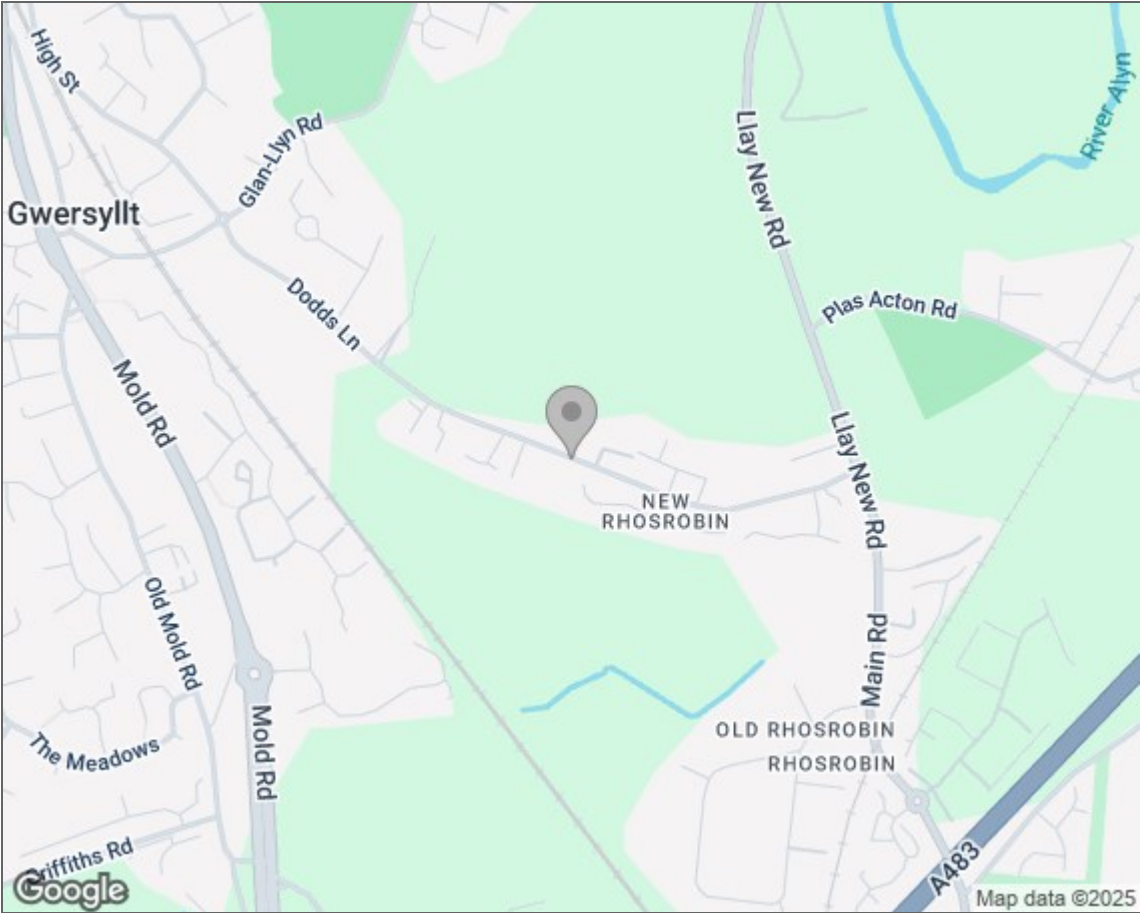
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
75	81
England & Wales	
EU Directive 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	
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