

BOWEN

PROPERTY SINCE 1862



Offers in the region of £310,000

3 Bedrooms 2 Bathrooms

Tarwyn Lodge, Brake Road
Moss, Wrexham LL11 6DU

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General Remarks

This individual detached property was constructed in 1989 of high quality blue tinged Jacobean brick-faced external walls under a tiled roof. It comprises a verandah porch; L-shaped hallway; 18' x 14' lounge with wide french windows to the rear garden; dining room; oak kitchen with integrated fridge, dishwasher and "Belling" dual fuel range cooker; breakfast room with matching dresser-style unit; utility room; ground floor fitted double bedroom with adjacent refitted fully tiled bathroom with a four piece suite including a separate shower. Upstairs a landing leads to a further two fitted bedrooms and a tiled shower room. The configuration of the property enables the ground floor to be used as a true bungalow if required. Central heating is effected by a "Worcester" gas fired boiler installed in 2021 and covered by a 10 year guarantee and PVCu framed double glazed windows and doors are installed throughout. Outside a tarmac drive with secondary parking space leads to an integral garage. Established mainly lawned gardens safely enclosed to the rear where there is a large patio. EPC Rating - 69|C.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Location: The property is situated in the village of Moss approximately three miles from Wrexham and only two from the nearest access-point onto the A483 at Sainsbury's roundabout. It is on the verge of the Moss Valley Country Park and Golf Course and is also close to the village boundary with Pentre Broughton, where there is a popular Primary School, Pub, Post Office/General Store and Takeaways.

Accommodation

On The Ground Floor:

Verandah Porch: Over-head light. PVCu framed obscure double glazed door with matching side reveals to:

Entrance Hall: 24' 8" x 9' 10" (7.51m x 2.99m) and 5' 8" (1.72m). Two radiators. Understairs storage cupboard with shelf. Cloaks cupboard. Two wall-lights. Central heating thermostat. Two double and one single power points. Telephone point. Coved ceiling with two pendant light points.

Lounge: 18' 0" x 14' 0" (5.48m x 4.26m) Enclosed living flame gas fire to a light marbled fireplace surround with concealed lighting. Coved ceiling with two pendant light points. 7'9" (2.36m) wide French doors with side reveals to rear garden. Television and satellite aerial points. Three double power points. Two radiators. Square opening to:

Dining Room: 9' 3" x 8' 5" (2.82m x 2.56m) Radiator. Strip timber panelled ceiling. Two double power points.

Kitchen: 12' 0" x 7' 10" (3.65m x 2.39m) Fitted ranges of light oak fronted units with granite work surfaces including a single drainer one-and-a-half-bowl stainless steel sink inset into a range of four-doored base units and one drawer pack with extended work surfaces, beneath which there is an integrated dishwasher. Separate range of two single base units with a central integrated fridge and adjoining pull-out larder. Slot-in dual fuel "Belling Evolution Cookcenter" range cooker with seven-burner gas hob, electric grill, two ovens and warming oven. Chimney-style extractor hood above. Matching eight-doored suspended wall cabinets with connecting canopies and inset lighting. Fully tiled walls. Ceramic tiled floor. Five double power points and electric cooker point exposed with concealed spurs for appliances. Strip timber panelled ceiling. Square opening to:

Breakfast Room: 10' 3" x 5' 9" (3.12m x 1.75m) Dresser-style unit to one wall of base and drawer cabinets and integral wine-rack, suspended wall cabinets and drawers above. Ceramic tiled floor. Radiator. Double power point. Timber panelled ceiling.

Utility Room: 8' 11" x 5' 9" (2.72m x 1.75m) Matching corner double base unit and work surface, beneath which there is plumbing for a washing machine and space for a dryer. Radiator. Ceramic tiled floor. Suspended treble wall cabinet. Ceramic tiled splash-back. PVCu framed part double glazed external stable door. Digital central heating programmer. One double power point exposed with concealed spurs for appliances.









Bedroom 1: 11' 4" x 9' 4" (3.45m x 2.84m) to the face of a full-depth range of eight-doored wardrobes with an adjoining dressing table unit. Radiator. Four double power points. Coved ceiling.

Bathroom: 11' 4" x 5' 10" (3.45m x 1.78m) Refitted with a four piece white suite comprising a quadrant corner shower tray with screen enclosure and "Triton" electric shower, semi-recessed wash hand basin and w.c. with concealed cistern and storage and a panelled bath. Illuminated wall mirror with electric shaver socket. Fully tiled walls. Tall chrome ladder radiator. Inset ceiling lighting. Extractor fan. Ceramic tiled floor.

On The First Floor:

Landing: Access to large boarded dormer LOFT STORAGE AREA. Radiator.

Bedroom 2: 14' 0" x 11' 10" (4.26m x 3.60m) including fitted six-doored wardrobes with adjoining dressing table unit, desk, integral television shelf and drawers. Matching open shelving and bedside unit. Three double and one single power points. Television and satellite aerial points. Radiator. Views to rear.

Bedroom 3: 11' 4" x 9' 9" (3.45m x 2.97m) to the face of a range of six-doored fitted wardrobes. Matching drawers, shelving and cupboard storage unit. Radiator. Television and satellite aerial points. Three double power points.

Shower Room: 10' 6" x 4' 8" (3.20m x 1.42m) including corner cylinder cupboard. Fitted three piece whisper pink shaded suite comprising a corner shower tray with screen enclosure and electric shower, low level w.c. and pedestal wash hand basin. Fully tiled walls. Radiator. Extractor fan.

Outside: At the front a double-width tarmac drive and hardstanding leads to an Integral Garage 15'6" x 9' (4.72m x 2.74m) fitted with a timber up and over door, electric light and power points and wall mounted "Worcester" gas-fired central heating boiler. Lawned front garden with specimen shrubs. Gated pathways to both sides leading to the rear where a large flagged Seating Area leads on to lawns with stocked shrubbery borders, all safely enclosed by timber fencing. To one side of the property there is a raised slate covered garden with specimen shrubs and a further screened flagged Patio. Outside tap. Outside lighting system.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" gas-fired boiler situated in the Garage, which was installed in April 2021 and which is covered by a 10 year warranty. An intruder alarm is installed.

Tenure: Freehold. Vacant Possession on Completion.

Note: Certain fitted floor and window coverings are available by negotiation.

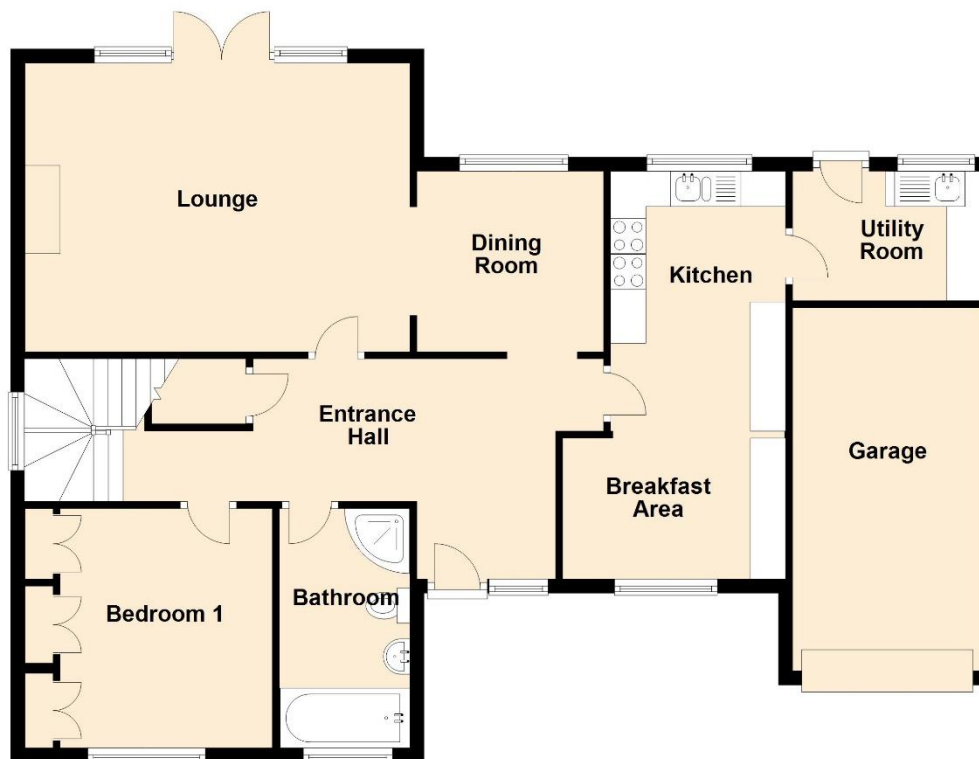
Viewing: By appointment with the Agents.

Council Tax Band: The property is valued in Band "F".

Directions: For satellite navigation use the post code LL11 6DU. From the city centre proceed on the Mold Road to the roundabout between B & Q and Sainsbury's at which turn left onto the B5101 signposted Brymbo. At the next mini-roundabout bear right beneath the flyover and then turn almost immediately right. Continue for just over two miles proceeding up Castle Hill and onto the flat ground at its summit. Pass The Cross Foxes Public House then turn right into Gwalia. Follow the road for about 400 yards passing the Chris Roberts Garage on the right then for a further 200 yards, when the property will be seen on the left just after the turning into Erw Gaer on the right.

Ground Floor

Approx. 103.7 sq. metres (1116.2 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)

