



Offers Over £300,000

3 Bedrooms

2 Bathrooms

Darlea House, Park Road,
Newbridge, Wrexham LL14 3YS

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General Remarks

This self-build three bedroom detached house boasts new high quality fixtures and fittings which are a major selling point and an early viewing could not come more highly recommended. The property stands within a generous plot and benefits from three good-sized bedrooms and a spacious kitchen diner, which really is the heart of the house. With an integral double garage and a generous sized driveway, the property briefly comprises a utility room with staircase leading up to the first floor; home office/salon; first floor landing; living room with two feature windows; dual aspect kitchen diner; main bedroom with built-in wardrobes and an en-suite shower room; two further bedrooms and a four piece bathroom. EPC Rating – 78|C.

Location: The property is situated on the fringe of Newbridge near the village of Cefn Mawr. Newbridge is at the entrance to the picturesque Dee Valley with the city of Wrexham and the towns of Chirk and Llangollen only being a short drive away. Local amenities include the Ty Mawr County Park, Primary Schools, Medical Centre and a variety of Shops including a large Supermarket.



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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 expressively 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.

Accommodation

On The Ground Floor:

Utility Room: 13' 1" x 5' 10" (3.98m x 1.77m) PVCu double glazed door and window to the front elevation. Base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Space for tumble dryer. Wall tiling. Tiled floor. Radiator. Understairs storage cupboard. Staircase leading to the First Floor Landing.

Home Office/Salon: 11' 8" x 8' 11" (3.56m x 2.73m) Door through to the Garage. Radiator. Tile-effect flooring.

On The First Floor:

Landing: PVCu double glazed door and window to the front elevation. Two radiators. Storage cupboard. Attic hatch.

Living Room: 14' 2" x 13' 0" (4.32m x 3.95m) Two PVCu double glazed feature windows to the front elevation. Radiator. Oak flooring.

Kitchen Diner: 21' 8" x 11' 8" (6.60m x 3.56m) Two PVCu double glazed windows to the rear elevation. PVCu double glazed French doors to the side elevation. Cream wall and base units with wood-effect work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral gas hob. Cooker hood. Integral electric oven. Integral microwave. Integral fridge. Two radiators. Slate flooring. Down-lighters. Wall tiling.

Bedroom 1: 15' 7" x 11' 8" (4.76m x 3.55m) Two PVCu double glazed windows to the front elevation. Two radiators. Built-in wardrobes.

En-Suite: 6' 1" x 4' 6" (1.86m x 1.36m) PVCu double glazed window to the side elevation. Three piece suite comprising a corner shower cubicle, wash hand basin set into cabinet and low level w.c. Wall tiling. Radiator. Wooden flooring. Down-lighters.

Bedroom 2: 13' 5" x 9' 5" (4.10m x 2.87m) PVCu double glazed window to the rear elevation. Radiator. Built-in wardrobes.

Bedroom 3: 10' 1" x 8' 11" (3.07m x 2.72m) PVCu double glazed window to the front elevation. Radiator. Built-in wardrobe storage.

Bathroom: 9' 9" x 8' 9" (2.97m x 2.67m) PVCu double glazed window to the side elevation. White four piece suite comprising a panelled bath, corner shower cubicle, low level w.c. and stone sink. Radiator. Tiled floor. Wall tiling. Down-lighters.

Outside: Externally there is a good-sized block paved driveway to the front elevation providing Off Road Parking for four vehicles leading up to the Integral Double Garage. There is a paved Patio to the side of the property leading off the Kitchen Diner along with a lawned garden. There is a further lawned garden with a wild garden to the rear of the property.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the Garage.

Tenure: Freehold. Vacant Possession on Completion.





Viewing: By prior appointment with the Agents.

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

Directions: For satellite navigation purposes use the post code LL14 3YS. Proceed north on the A483 and come off at the Ruabon junction. At the first roundabout take the third exit and go under the bypass and then straight over at the next roundabout. At the Aldi roundabout take the second left onto the B5605 towards Rhosymedre and Newbridge.

Follow this road ahead for just over 1.5 miles and the property will be observed on the left-hand side of the road on the corner of Park Road.



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