



**Ty Gwyn Farm, Nant Y Ffrith,  
Bwlchgwyn, Wrexham, LL11 5YW**

**Bowen Son  
and Watson**

*with* **Kent Jones**

# Ty Gwyn Farm, Nant Y Ffrith, Bwlchgwyn, Wrexham, LL11 5YW

A RECENTLY RENOVATED TWO BEDROOM FARMHOUSE WITH POTENTIAL TO ENLARGE, EXTENSIVE OUTBUILDINGS AND PASTURE LAND EXTENDING IN TOTAL TO APPROXIMATELY 20.56 ACRES (8.322 HA).

## Description:

Ty Gwyn Farm comprises a recently renovated two bedroom house with the possibility of extending into an adjoining 470 sq.ft. (44 sq.m.) storeroom and former shippon (subject to consent). There are numerous other outbuildings including a 2 bay dutch barn with adjoining lambing shed situated centrally within the farmstead. The land extends in total to approximately 20.56 acres (8.322 ha) and is divided into twelve main enclosures of permanent pasture. The house has been totally re-skimmed and decorated in white. All of the fittings have been replaced including PVCu double glazing, rewiring and re-plumbing including an oil fired central heating system.

## Location:

Ty Gwyn Farm occupies a magnificent rural location on the fringe of Llandegla Moors, yet is not isolated, being only half a mile from the A525 Wrexham (7 miles) to Ruthin (11 miles) road. It is also convenient to Mold (9 miles) and Chester (20 miles). Local village amenities including Primary Schools are available in the nearby settlements of Bwlchgwyn (1 mile) and Coedpoeth ( 2 miles).

## Constructed

of rendered external elevations beneath a predominately slated roof.



## The Accommodation

(with approximate room dimensions) on The Ground Floor comprises :-

### Entrance Hall

8' 10" x 7' 5" (2.69m x 2.26m)

Approached through a PVCu panelled door. Radiator. Inset and pendant light points. Double power point.

### Lounge

11' 7" x 11' 6" (3.53m x 3.50m)

Dual aspect with windows to the south east and north west. Open fireplace with an ornate marble fireplace surround. Two wall-lights and matching pendant light point. Six double power points. Radiator.

### Kitchen Diner

17' 9" x 12' 0" (5.41m x 3.65m) maximum.

The Kitchen Area has been newly fitted with light oak shaker style units including a single drainer one-and-a-half-bowl stainless steel sink inset into a double base unit and drawer pack. Cooker space with electric point to a further seven-doored range of base units and one drawer pack. Five-doored suspended wall cabinets. Eight double power points. Dual aspect with two windows to the south westerly aspect and one window to the south east. Inset and pendant light points. Smoke alarm.



### Inner Hall

13' 7" x 5' 8" (4.14m x 1.73m)  
including staircase leading off. Radiator. Double power point. Newly installed free-standing "Worcester" combination oil fired boiler.

### Bathroom

9' 1" x 4' 11" (2.77m x 1.50m)  
Newly fitted three piece white suite comprising a panelled bath with monobloc mixer tap attachment, shower screen and "Triton" electric shower above, close coupled dual flush w.c. and wash hand basin with monobloc mixer tap. Part water-proof boarded walls. Radiator. Tall chrome ladder radiator.

### On The First Floor:

### Landing

11' 5" x 5' 6" (3.48m x 1.68m) and 13' x 2'5" (3.96m x 0.73m).  
Two double power points. Two radiators. Smoke alarm. Exposed purlin.

### No. 1 Bedroom

11' 10" x 8' 7" (3.60m x 2.61m)  
excluding alcove and door recess. Exposed purlins.  
Four double power points. Radiator.

### No. 2 Bedroom

11' 7" x 8' 6" (3.53m x 2.59m)  
Radiator. Exposed purlins. Four double power points.

### OUTBUILDINGS:

Adjoining the property is an EXTERNAL STOREROOM 13' x 10'4" (3.96m x 3.15), UTILITY ROOM 8'9" x 6'7" (2.66m x 2.00m) and former stone built SHIPPON 26' x 11' (7.92m x 3.35m) which could possibly be incorporated into the main dwelling if desired and subject to consent. After entering the gated entrance there are two open fronted block built and galvanised sheeted IMPLEMENT SHEDS 32' x 15' (9.75m x 4.57m) and 20'6" x 14' (6.24m x 4.26m) with an adjoining rendered GARAGE 19' x 14'10" (5.79m x 4.52m) with an adjoining FUEL STORE to the side and original WC to the rear.

Brick built FORMER SHIPPON 28'9" x 12'3" (8.76m x 3.73m) and STOREROOM 13'6" x 9'8" (4.11m x 2.94m). Brick built and slated range of two LOOSE-BOXES 12' x 12' (3.65m x 3.65m) and 22' x 15'4" (6.70m x 4.67m) with a further adjoining LOOSE-BOX having access to a PADDOCK. Detached block built LOOSE-BOX 21'10" x 16'5" (6.65m x 5.00m). Detached brick built STORE BUILDING 9'1" x 7'10" (2.76m x 2.38m). Detached galvanised sheeted open fronted BARN 50' x 17'6" (15.24m x 5.33m) with a range of brick built PIG STIES opposite.



A track from the Stack Yard leads to a detached block built and galvanised sheeted two bay DUTCH BARN 37' x 16' (11.27m x 4.87m) with an attached LAMBING SHED 35' x 19' (10.66m x 5.79m) with external SHEEP DIP.

### THE LAND:

The land is divided into NINE MAIN ENCLOSURES of permanent pasture enclosed by a secure ring-fence and mature hedgerows to the roadside. From measurements taken from the Local Ordnance Survey sheet, the property extends in total to approximately 20.56 acres (8.322 hectares) or thereabouts.

### Services:

Mains water and electricity are connected subject to statutory regulations. Septic tank drainage.

### Tenure:

Freehold. Vacant Possession on Completion. NO CHAIN.

### Viewing:

By prior appointment with the Agents.

### Council Tax Band:

The property is valued in Band "E".

### EPC:



EPC = E. A full copy of the Energy Performance Certificate (EPC) relating to this property is available electronically at <https://find-energy-certificate.digital.communities.gov.uk/> You will need to use the post code (LL11 5YW) and property name or number (Ty Gwyn Farm).

**Directions:**

For satellite navigation use the post code LL11 5YW. From Wrexham proceed on the A525 Ruthin Road for about three miles. Pass through the village of Coedpoeth then fork left onto the Old Road by the Village Bakery. Continue to the traffic lights at the next cross-roads. Proceed straight across onto the B5430 signposted Llanarmon. Continue down a dip in the road then turn first right onto Nant y Ffrith. Continue for just over a quarter of a mile and the property will be seen on the left.



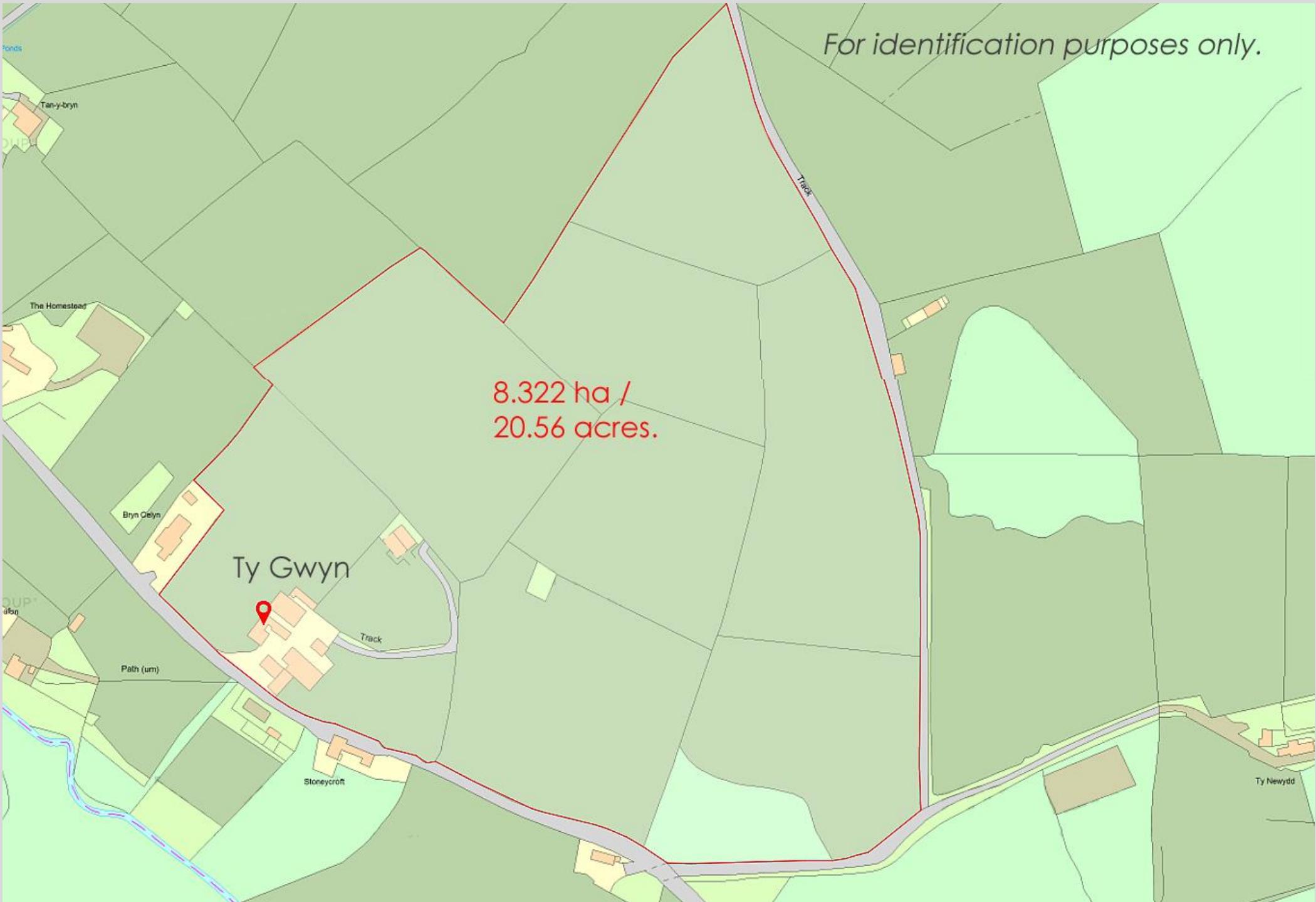
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*For identification purposes only.*

8.322 ha /  
20.56 acres.





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 endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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