



Offers in the region of £595,000

4 Bedrooms

3 Bathrooms

Cilcain, Southsea Road, New Broughton,
Wrexham LL11 6TD

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An individual superbly appointed modern detached family home providing updated well proportioned three reception room / four double bedroom / three bathroom accommodation standing at the end of a private tarmac road with the benefit of a brick built double garage, enclosed hot tub and open fronted 19' x 18'6" (5.79m x 5.63m) car port suitable for motor home / caravan storage.

This individually designed property was constructed in 2003 in accordance with an upgraded specification which includes coved ceilings throughout the ground floor; karndean flooring to the dining kitchen and all sanitary rooms; gas fired heating from a "Worcester" combi boiler; full PVCu double glazing with matching fascias; integrated mainly "Bosch" appliances and granite work surfaces to the dining kitchen; detached brick and tiled double garage with electric door; separate 19' x 18'6" (5.79m x 5.63m) car port suitable for storing motor homes / caravans and an enclosed six seater hot tub. The immaculate interior briefly comprises an open porch, entrance hall, lounge, study, two ground floor w.c.'s, 24'6" dining kitchen, conservatory and utility room. Upstairs a central landing leads to four double bedrooms, two en-suite, and a bathroom.

Location: The property is one of two individually designed houses that lie at the end of a tarmac private road. It is situated off the B5101 in the village of New Broughton, which is conveniently positioned only two miles from Wrexham Centre and one mile from Croesnewydd Business Park, the Maelor Hospital and the nearest access onto the A483 which provides dual carriageway to Chester (11 miles). Village amenities include a popular Primary School, Village Stores and a regular bus service.



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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.

Constructed of brick-faced external cavity walls with sandstone-effect quoins and sills to the front elevation.

Accommodation

On The Ground Floor:

Canopy Porch: Part PVCu double glazed entrance door with matching side reveals to:

Entrance Hall: 21' 0" x 7' 0" (6.40m x 2.13m) Hardwood staircase with turned spindles leading off. Radiator. Co2 and smoke alarms. Door-chimes. Telephone point. Double and single power points.

Study: 11' 10" x 10' 0" (3.60m x 3.05m) Four double power points. Open Reach BT point. Radiator.

Lounge: 18' 10" x 11' 10" (5.74m x 3.60m) Living flame electric fire to a marble finished fireplace surround. 7'8" (2.33m) sliding patio doors to the rear garden. Two pendant light points. Two wall-lights. Five double power points. Television and satellite aerial points. Radiator.

Cloakroom: 5' 9" x 4' 6" (1.75m x 1.37m) Fitted two piece white suite comprising a semi-recessed vanity wash hand basin with cupboard storage beneath and ceramic tiled splash-back together with a close coupled w.c. Radiator. Extractor fan.

Dining Kitchen: 24' 7" x 14' 6" (7.49m x 4.42m) and 12' (3.65m). Fitted ranges of cream toned oak-fronted units with contrasting granite work surfaces including a one-and-a-half-bowl stainless steel sink with mixer tap attachment set into ranges of eight-doored base units and one drawer pack with integrated dishwasher, fridge and "Pyrolytic" electric oven and grill with warming drawer beneath. Inset ceramic hob with a chimney-style extractor hood above set between a total of eight-doored suspended wall units, two being glass-fronted and illuminated. Central island unit

with drawer storage beneath and pull-out larder. Separate range of four-doored base units and extended work surface, beneath which there is a "Samsung" drinks fridge and four-doored suspended wall cabinets above. Inset ceiling lighting to the Kitchen Area with pendant light point to the Dining Room. Radiator. Ceramic tiled splash-back. Seven double power points. Electric cooker point. Karndean flooring. French windows to Conservatory.

Conservatory: 11' 0" x 9' 10" (3.35m x 2.99m) Of PVCu framed double glazed walls and glass pitched roof construction over a cavity brick plinth. Radiator. Three double power points. Central fan/light. Television aerial point. Karndean flooring. Single door to the front elevation and PVCu panelled door to the rear leading to:

Utility Room: 11' 3" x 9' 7" (3.43m x 2.92m) into door recess. Fitted work surface, beneath which there is a free-standing "Worcester" gas-fired combination boiler, space for a washing machine and tumble dryer. Adjoining tall broom cupboard and suspended double wall cabinet above. Loft access-point. Replacement electrical consumer unit. Inset ceiling lighting. Ceramic tiled floor.

WC: 4' 10" x 2' 10" (1.47m x 0.86m) Fitted two piece white suite comprising a wall mounted wash hand basin with tiled splash-back and a close coupled w.c. Radiator. Ceramic tiled floor. Extractor fan.

On The First Floor:

Landing: 9' 4" x 7' 4" (2.84m x 2.23m) and 11' 4" (3.45m) into recess. Linen cupboard with fitted shelving and radiator. Loft access-point. Double power point. Two pendant light points. Galleried stairhead.









Bedroom 1: 17' 1" x 12' 0" (5.20m x 3.65m) including fitted three and two-doored wardrobes. Two matching bedside units and two chests of drawers. Television aerial point. Radiator. Three double power points.

En-Suite Shower Room: 7' 5" x 6' 4" (2.26m x 1.93m) into shower recess. Fitted three piece white suite comprising a shower tray with a "Triton" mains combination shower above and sliding screen entrance door, close coupled w.c. and semi-recessed vanity wash hand basin. Electric shaver point. Ladder radiator. Extractor fan. Fully tiled walls.

Bedroom 2: 14' 5" x 12' 0" (4.39m x 3.65m) Three double power points. Television aerial point. Radiator.

En-Suite Shower Room: 7' 9" x 4' 5" (2.36m x 1.35m) Fitted three piece white suite comprising a corner shower tray with screen enclosure and "Triton" mains thermostatic shower fitting, semi-recessed vanity wash hand basin and low level w.c. Fully tiled walls. Electric shaver point. Ladder radiator.

Bedroom 3: 12' 0" x 10' 0" (3.65m x 3.05m) including fitted wardrobe unit. Radiator. Television aerial point. Two double and one single power points.

Bedroom 4: 11' 7" x 7' 11" (3.53m x 2.41m) Built-in double wardrobe. Radiator. Two double power points.

Bathroom: 7' 8" x 6' 6" (2.34m x 1.98m) Fitted three piece white suite comprising a panelled bath with a shower screen and both mixer taps and a "Triton" mains thermostatic shower above, pedestal wash hand basin and low level w.c. Fully tiled walls. Extractor fan. Ladder radiator.

Outside: At the end of the private roadway, shared with one other property, the roadway opens out to a double-width tarmac drive, off which there is a detached brick-built and tiled Double Garage 17' x 17'6" (5.18m x 5.33m) fitted with electric up and over door, side personal door, electric light and power points. To the front and one side of the property there are slate covered shrubbery beds together with a granite flagged Patio at the front. To the other side elevation there is a paved storage area with additional space behind the garage. Gated pedestrian access to both sides leading to the rear garden which is surrounded by vertical boarded oak fencing. The rear garden is laid predominantly to lawns with a choice of two flagged Seating Areas and specimen borders containing a variety of shrubs and maturing trees.

There is also a "Hot Spring Sovereign" six-seater hot tub which is totally enclosed by a "Vista Valet" cover above. Outside tap. Outside lighting system and outside power point. To the side of the main entrance the private roadway continues, off which there is an open-fronted corrugated and block-built Car Port 19' x 18'6" (5.79m x 5.63m) suitable for the storage of a motor home, caravan or other vehicles.

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

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the free-standing "Worcester" gas-fired boiler situated in the Utility Room. The property is wired for a BT Open Reach telephone system. The property is fitted with a security camera system and alarm, which will be included in the sale price.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 73|C.

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

Directions: For satellite navigation use the post code LL11 6TD. Leave Wrexham on the Mold Road continuing to the roundabout by B & Q at which turn left signposted B5101 Brymbo. At the next mini-roundabout bear right beneath the flyover and then continue through the village of Caego to a mini-roundabout at which proceed straight across. After about 50 yards turn right onto the private road immediately after passing Robertson's Garage on the left. "Cilcain" will be seen at the end of the road after about 50 yards.



