





Bryneira Hall Lane, Rhosllanerchrugog, Wrexham, LL14 1TG
Offers In The Region Of £395,000

Situated in a sought after and favoured semi rural location is this impressive three bedroom detached bungalow which occupies a generous size plot extending to approximately 0.91 acres. Bryneira was built in 1970 and has never been on the sales market, proving a delightful home and benefitting from open countryside views and no onward chain. In brief the accommodation affords porch, entrance hall, open plan living/dining room, kitchen, three bedrooms, family bathroom, rear hall and cloakroom. Externally there is an attached garage, driveway and parking area, landscaped gardens, rear patio entertainment area and adjoining paddock. This property offers tremendous potential for development, with ample opportunities to extend upwards and enhance its value and functionality.



LOCATION

Rhosllanerchrugog has a thriving village community which provides wide-ranging schooling, shopping and other social amenities including a Health Centre and a Theatre. The village is situated some three miles from Wrexham and only two miles from the nearest access-point onto the A483, from where there is dual carriageway access to Chester (16 miles) and the north west motorway network beyond. Bryneira is located just on the outskirts of the village benefitting from a quiet position with beautiful countryside views.

PORCH

Enter through uPVC door with double glazed uPVC window to the side, tiled flooring, ceiling light and inner door to the entrance hall.

ENTRANCE HALL

L-shaped hallway with built in storage cupboard, ceiling light, radiator and doors off too;

LIVING/DINING ROOM

Light and airy room with large window to the front capturing the views over the gardens and open countryside, and three uPVC windows to the side aspects. Outbuilt stone fireplace, ceiling light and radiators.

Living Room 11'7 x 15'9

Dining Area 11'9 x 9'10

KITCHEN

12'9 x 10'5 (3.89m x 3.18m)

Fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer and void for appliances. UPVC window to the rear overlooking the paddock, part tiled walls, ceiling light and radiator. Door into the rear hall.

BEDROOM ONE

11'7 x 10'10 (3.53m x 3.30m)

Double room with fitted wardrobes to one wall, dressing table, bed side tables and overhead storage. UPVC window to the front, radiator and ceiling light.

BEDROOM TWO

11'7 x 10'10 (3.53m x 3.30m)

Double room with fitted wardrobes to one wall, uPVC window to the front and side aspects, ceiling light and radiator.

BEDROOM THREE

10'4 x 9'8 (3.15m x 2.95m)

Double room with two built in single wardrobes with overhead storage and vanity unit. UPVC window to the side with views over open fields, ceiling light and radiator.

BATHROOM

6'10 x 6'4 (2.08m x 1.93m)

Fitted suite comprising panelled bath, low level WC and wash hand basin. Tiled walls, extractor fan, uPVC frosted window to the rear, two radiators and ceiling light.

REAR HALL

With built in storage cupboard, uPVC rear door opening onto the patio area, and door into boiler room, cloakroom and garage,

There are steps leading down to an area where the boiler is stored.

There is loft access from the hall. The loft which is partially boarded, has electric lighting and is accessed via a foldable, drop-down ladder and offers ample space, subject to necessary permissions this could potentially be converted.

CLOAKROOM

With low level WC, frosted window to the rear and ceiling light.

GARAGE

18'6 x 8'3 (5.64m x 2.51m)

With up and over door opening onto the driveway, pedestrian door to the side opening onto the rear garden, and window to the rear. Power and lighting.

GARDENS

The bungalow sits within a sizeable plot with picturesque views and is approached over a driveway which leads to a parking area. There are well established flower borders and well maintained gardens to the front, with pathway around to the side and to the rear patio area.

There is double gated access to the side garden which gives vehicular access to the paddock, and offers an area ideal for flower beds or vegetable garden.

PADDOCK

Enclosed with hedge and fencing borders, farm gate for access from the garden and offers a size of approximately 0.5 acres.

NOTE

Please note that currently the paddock and Bryneira are on two separate titles, as the paddock has not previously been registered, we believe the purchaser should be able to register as one title/transaction on exchange and completion. Please confirm with your solicitor or financial advisor if using a mortgage to purchase.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water. Oil central heating and septic tank. We understand the Broadband Download Speed is: Standard 12 Mbps & Superfast 43 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Floor Plan
(not to scale - for identification purposes only)



Local Authority: Wrexham

Council Tax Band: E

EPC Rating: F

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.