



**Pont Y Capel Lane**  
GRESFORD

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

Offers in Region of **£625,000**

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)



# 1 Chapel Fields Pont Y Capel Lane

Gresford, Wrexham

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 4 - 5 BEDROOMS
- LARGE DETACHED HOUSE
- SET IN A QUIET CUL DE SAC NEAR A BEAUTIFUL VILLAGE
- SPACIOUS FAMILY LIVING
- FAMILY BATHROOM, ENSUITE AND DOWNSTAIRS WASH ROOM
- LOW MAINTENANCE, LANDSCAPED GARDENS
- OFF ROAD PARKING
- FULLY RENOVATED IN 2012
- BREATHTAKING FIELD AND CHURCH VIEWS

  
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### Entrance Hallway

Decorative part tiled floors and oak wood floor, oak door to understairs storage area, part glazed oak doors to lounge, dining room and home office/bedroom five, wall mounted stylish radiator, stairs to the first floor

### Lounge / Family Room

21' 8" x 13' 8" (6.60m x 4.17m)

A beautifully presented bright room with PVC double glazed bay window to the front aspect, whole wall tri fold composite door opening to the rear garden, oak floor, modern wall mounted log burner fire, wall mounted radiator

### Dining Room

14' 1" x 13' 7" (4.29m x 4.14m)

PVC double glazed bay window to the front aspect, exposed brick fireplace with reclaimed wooden mantle, oak floor, wall mounted radiator, opening to the kitchen area

### Kitchen

13' 7" x 9' 4" (4.14m x 2.84m)

A range of fitted wall, drawer and base units, butchers block oak worktop, dual bowl ceramic Belfast sink unit with mixer tap, space for a range oven with extractor hood over, space for a large fridge freezer, oak floor, PVC double glazed window to the front aspect, part glazed oak door opening to the utility





### Utility

13' 1" x 7' 5" (3.99m x 2.26m)

A range of fitted wall and base units, butchers block oak worktop with inset sink unit with mixer tap, PVC double glazed window to the rear aspect, plumbing for washing machine and space for tumble dryer, floor mounted boiler, oak door opening to the rear garden, oak door opening to the downstairs washroom

### Downstairs Washroom

A modern suite comprising a close coupled WC and vanity wash hand basin with cupboards under, wall mounted radiator, PVC obscure double glazed window to the rear

### Home Office / Bedroom Five

13' 6" x 10' 5" (4.11m x 3.18m)

PVC double glazed window to the rear aspect, wall mounted radiator

### First Floor Landing

Oak doors to bedrooms and family bathroom, over stairs storage cupboard, two PVC double glazed windows to the front aspect, newly fitted carpets

### Bedroom One

13' 7" x 10' 4" (4.14m x 3.15m)

PVC double glazed window to the rear aspect with beautiful field views, wall mounted radiator, newly fitted carpets, oak door to ensuite bathroom

### Ensuite

A modern suite comprising a large shower cubical with power shower, low level WC and pedestal wash hand basin, chrome towel radiator, part tiled walls, PVC window with farm and field views





**Bedroom Two**

14' 2" x 10' 6" (4.32m x 3.20m)

PVC double glazed windows to front and rear with field and church views, wall mounted radiator, built in 6 door fitted wardrobes, newly fitted carpets

**Bedroom Three**

14' 2" x 10' 2" (4.32m x 3.10m)

PVC double glazed windows to the front and rear with field views, wall mounted radiator, newly fitted carpets

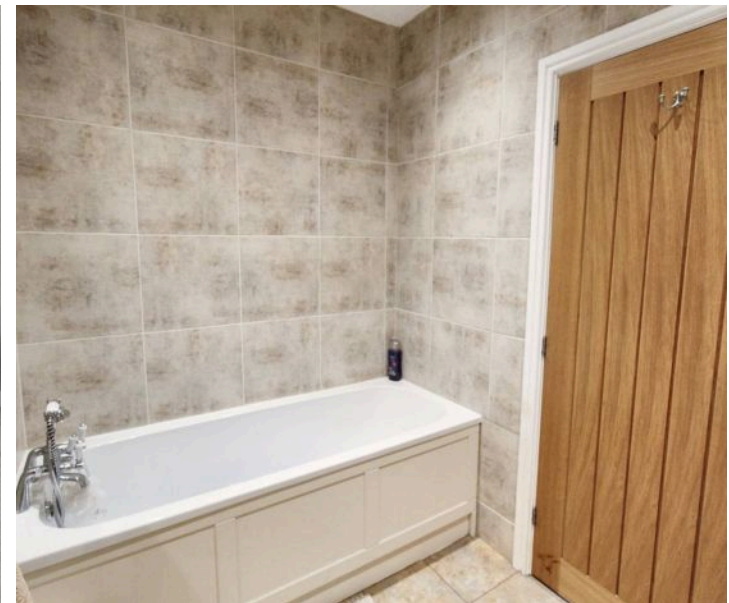
**Bedroom Four**

10' 6" x 10' 3" (3.20m x 3.12m)

PVC double glazed windows to the rear with field views, wall mounted radiator, built in 4 door wardrobe, newly fitted carpets

**Family Bathroom**

A modern suite comprising a panelled bath with telephone style shower attachment, low level WC and pedestal wash hand basin, tiled walls and floor







## FRONT GARDEN

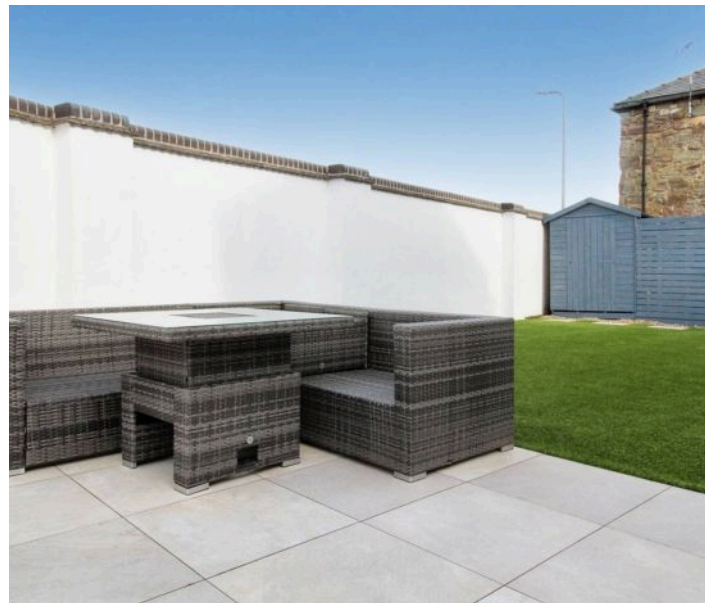
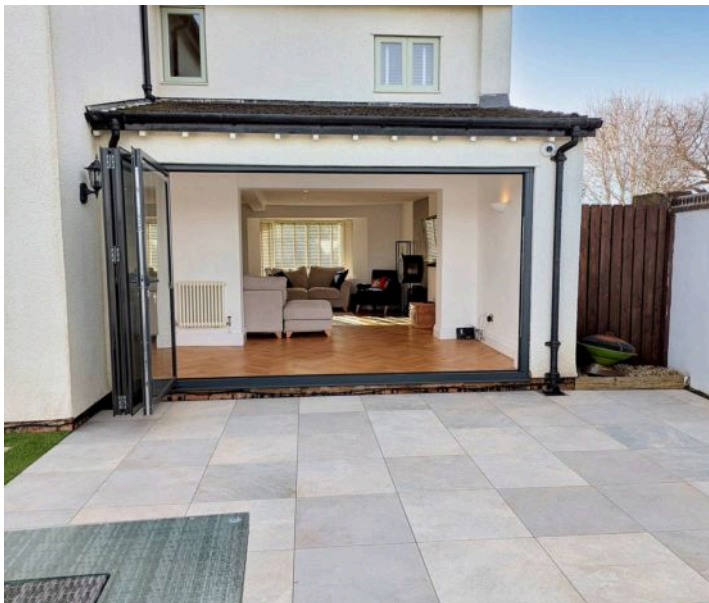
Set back from the road with a newly landscaped garden to the front with high quality artificial lawn, block paved driveway with off road parking for circa 3 vehicles with double solid oak gates which open to additional parking and established hedge surround

## REAR GARDEN

An immaculately landscaped rear garden offering low maintenance and high quality lounging. There is a large artificial lawn area with Indian stone paved patio area, decorative pebbled area and high white walls offering a private and secluded space, there is also a timber storage shed, log wood storage and access to the front via double oak gates, outside tap and power point

## DRIVEWAY

3 Parking Spaces



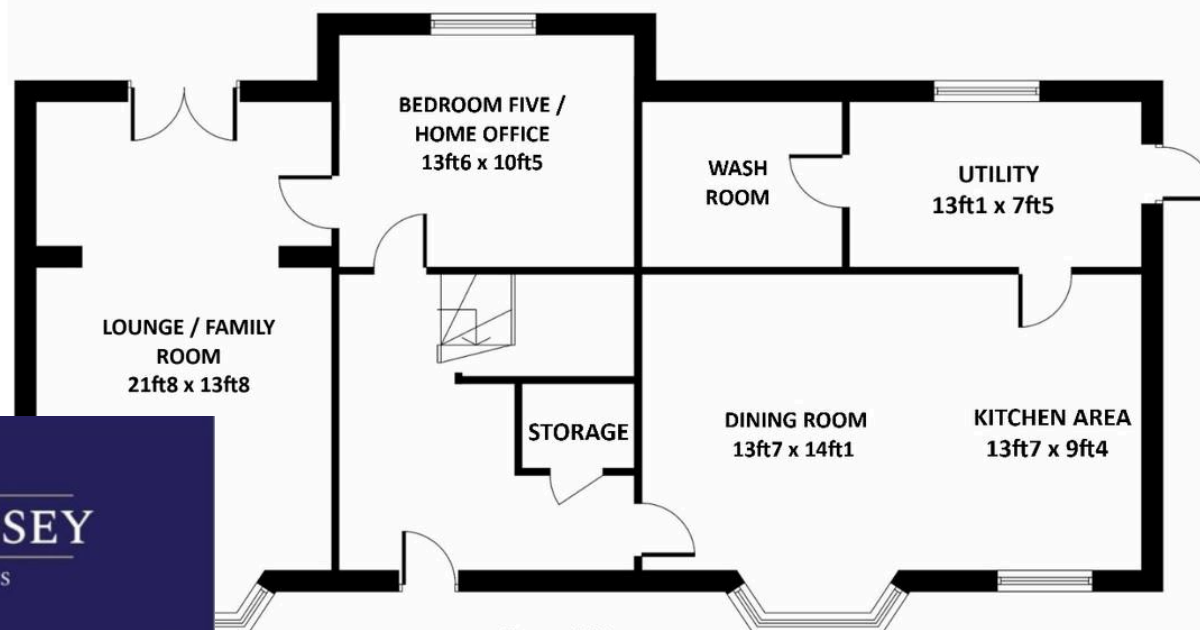








**First Floor**  
Approximate Floor Area  
828 Sq. ft.  
(76.9 Sq. m.)



**Ground Floor**  
Approximate Floor Area  
1192 Sq. ft.  
(110.7 Sq. m.)

  
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