



Energy Efficiency Rating	
Current	Potential
85	92

Environmental Impact (CO ₂) Rating	
Current	Potential



The Brook Ffrwd Road
Cefn-Y-Bedd, Wrexham,
LL12 9TS

NEW
£535,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

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Nestled on Ffrwd Road in the charming village of Cefn-Y-Bedd, Wrexham, this delightful detached bungalow offers a perfect blend of modern living and comfort. Built in 2021, the property boasts a contemporary design that is both stylish and functional.

An exceptional individually designed detached bungalow, finished to an outstanding standard throughout and occupying a stunning semi-rural position backing directly onto a picturesque brook and private woodland setting. Offering spacious and beautifully presented accommodation, the property has been thoughtfully enhanced by the current owners to create a luxurious yet highly practical home perfectly suited to modern family living.

The interior combines contemporary styling with high-quality fixtures and fittings throughout, featuring impressive open-plan living accommodation, stylish bathroom suites and large glazed openings allowing for an abundance of natural light. Underfloor heating runs throughout the property, with each room benefiting from its own individual thermostat and timer control, providing both comfort and energy efficiency. The carefully designed layout offers an excellent balance of versatile reception space, generous bedrooms and superb indoor-outdoor flow ideal for both everyday living and entertaining.

Externally, the property enjoys beautifully landscaped gardens with elevated entertaining terraces, glazed balustrading, mature planting and peaceful seating areas overlooking the brook and surrounding greenery, creating a truly tranquil setting rarely found in comparable homes. The property further benefits from extensive driveway parking accessed via electric gates, integral double garage with electric door, loft storage and external electrical hook-up suitable for a caravan or motorhome.

Additional features include anthracite double glazed windows and doors together with a durable K-render exterior finish, offering an attractive low-maintenance exterior which does not require repainting.



Kitchen



Living Room



A beautifully presented and generously proportioned living area forming part of the impressive open-plan layout, designed to create a luxurious yet highly functional family living environment. Finished throughout with high-quality engineered oak flooring with underfloor heating, the space enjoys an abundance of natural light via large anthracite-framed picture windows, whilst contemporary neutral décor enhances the bright, elegant and modern atmosphere throughout.

The spacious living area comfortably accommodates multiple sofas and lounge furnishings, creating a superb setting for both relaxed family living and entertaining. Seamlessly flowing within the open-plan design, the room offers a wonderful sense of space and connectivity, perfectly suited to modern lifestyles whilst maintaining an inviting and luxurious feel.

Further features include high-speed broadband/WiFi connectivity together with multiple power sockets thoughtfully positioned throughout the room for everyday convenience.

Garage



The property further benefits from a substantial integral double garage, fitted with an electrically operated up-and-over door, providing excellent secure parking alongside superb additional storage and workshop potential. Designed with both practicality and functionality in mind, the garage offers generous proportions capable of comfortably accommodating multiple vehicles together with tools, equipment and further household storage requirements.

Equipped with power and lighting throughout, the space also benefits from loft access above, where the partially boarded loft area provides useful additional storage capacity. In addition, the property benefits from an external electrical hook-up suitable for a caravan or motorhome, further enhancing the practicality and versatility of the home for those requiring touring or leisure vehicle facilities.

The garage also houses the gas central heating boiler and associated systems whilst continuing to offer a substantial amount of highly usable floor space, further complementing the functionality of this impressive property.

Combining secure parking, extensive storage solutions and versatile practicality, the integral garage perfectly complements the high-quality finish and thoughtfully designed accommodation found throughout the home.

Location



The Brook occupies an attractive semi-rural position along Ffrwd Road in the sought-after village of Cefn-Y-Bedd, enjoying a peaceful countryside setting whilst remaining conveniently accessible to nearby amenities and transport links. Surrounded by beautiful North Wales countryside and woodland walks, the location offers an ideal balance of privacy, tranquillity and everyday convenience.

The nearby villages of Caergwrle, Hope and Abermorddu provide a range of local shops, cafés, schools and essential amenities, whilst the larger centres of Wrexham, Mold and Chester are all easily accessible for a wider selection of retail, leisure and commuting facilities. The area is also well positioned for access to the A483 and wider road networks, making it particularly appealing for those commuting across North Wales, Chester and the North West.

Renowned for its scenic surroundings and strong sense of community, Cefn-Y-Bedd remains a highly desirable location for buyers seeking a more peaceful lifestyle without compromising on connectivity and convenience.

Tenure

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

Council Tax

Council Tax Band F

AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £54 per property for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

Extra Services

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

Floor Plan

By appointment through the Agent's Mold Office 01352 751515.

Our photos might have been enhanced with the help of AI.

FLOOR PLANS - included for identification purposes only, not to scale.

and freestanding bath, this exceptional bathroom delivers a high-end hotel-style finish rarely found in comparable properties.



planting which together provide year-round colour and interest. A charming metal archway and pathway lead through to additional secluded garden areas, further enhancing the sense of space, character and privacy throughout the plot.

A patterned concrete pathway runs alongside the property providing practical access to both sides of the home, whilst the rear garden is securely enclosed via wooden gates positioned to either side of the property. Additional features include external lighting, timber fencing, raised sleeper borders and useful under-deck storage space.

To the rear boundary, the gardens gently lead towards the brook itself, where the calming sound of flowing water creates a truly exceptional outdoor environment ideal for relaxation and enjoying the surrounding woodland setting and natural beauty.

Front Exterior

To the front, the property is approached via electric entrance gates opening onto a substantial tarmac driveway providing extensive off-road parking for multiple vehicles. The driveway leads directly to the integral garage and main entrance, whilst neatly maintained lawned areas further enhance the property's impressive kerb appeal and striking first impression.

External



The property enjoys beautifully landscaped rear gardens offering an excellent degree of privacy together with a stunning natural backdrop, backing directly onto a picturesque brook with flowing natural spring water. The brook creates a truly peaceful and tranquil setting whilst offering a natural sanctuary for wildlife and enhancing the idyllic atmosphere rarely found in comparable properties.

An elevated pressure treated decked balcony extends directly from the property, creating a superb outdoor entertaining space perfectly suited for summer evenings and al fresco dining. Finished with contemporary glazed balustrading, the terrace enjoys attractive elevated views across the gardens and surrounding greenery whilst comfortably accommodating outdoor seating and entertaining furniture. Steps descend gracefully from the balcony to the main lawned garden areas below.

The gardens themselves have been thoughtfully designed and exceptionally well maintained, comprising shaped lawned sections, mature planting beds, decorative borders and a variety of established shrubs, fruit trees and seasonal

Utility Room



A beautifully appointed and highly practical utility room, thoughtfully designed to complement the main kitchen whilst providing excellent functionality for modern family living. Fitted with a comprehensive range of contemporary base and wall units, the room offers extensive additional storage and generous worktop preparation space, finished with durable tiled flooring and stylish wood-effect work surfaces throughout.

The utility room benefits from plumbing and space for both a washing machine and tumble dryer, alongside additional appliance space and provision for an American-style fridge freezer complete with water supply connection for an ice-maker. A stainless steel sink and drainer is positioned beneath a rear-facing anthracite-framed window overlooking the greenery beyond, allowing for excellent natural light and creating a bright yet highly functional workspace.

Further features include recessed ceiling spotlights, extractor fan, ample power sockets and extensive storage solutions throughout. Designed with both practicality and presentation in mind, the room serves as an ideal secondary kitchen and laundry area whilst maintaining the luxurious and contemporary styling carried throughout the home.

Hallway



A striking and beautifully presented L-shaped entrance hallway creating an exceptional first impression upon entering the property. Finished throughout with high-quality engineered oak flooring, contemporary neutral décor and recessed ceiling spotlights, the space has been thoughtfully designed to combine practicality with luxurious modern styling.

The hallway benefits from a stylish composite front entrance door with full-height glazed side panels, allowing excellent natural light to flow throughout whilst maintaining a bright yet private setting. Contemporary oak internal doors provide access to the principal accommodation, whilst loft access offers additional practicality and convenience.

A standout architectural feature is the bespoke vertical oak slatted feature wall set against a contrasting deep-toned backdrop, adding warmth, texture and a sophisticated design element to the space. The generous proportions of the hallway provide excellent circulation throughout the home whilst enhancing the impressive sense of space and flow carried across the entire property.

Seamlessly connecting the open-plan living accommodation with the bedroom areas, the hallway perfectly complements the contemporary and luxurious feel of the home throughout.

Master Bedroom



A beautifully presented principal bedroom enjoying a bright rear aspect with full-height double glazed French doors opening directly onto the rear decking and landscaped garden beyond, allowing for an abundance of natural light throughout whilst creating a wonderful connection to the outdoor space.

Finished to an exceptional standard throughout, the room combines contemporary styling with a luxurious and tranquil atmosphere. A striking feature wall incorporating decorative wall coverings and vertical timber panelling creates an impressive focal point behind the bed area, adding warmth, texture and architectural character to the space.

The bedroom offers ample proportions for a king size bed alongside additional freestanding furniture, making it both highly practical and elegantly appointed. Further features include multiple power points, bedside sockets, modern oak internal doors and individual Wunda underfloor heating thermostat control for personalised comfort.

A doorway leads directly into the contemporary en suite shower room, completing this exceptionally well-appointed and luxurious principal suite.



En Suite



A beautifully appointed contemporary en suite shower room, finished to an exceptional standard throughout and designed to create a sleek and luxurious atmosphere. Large format grey stone-effect wall and floor tiling combine with contemporary fittings and soft neutral tones to deliver a stylish and highly functional space.

The suite comprises a modern low flush WC together with a contemporary vanity wash hand basin incorporating chrome mixer tap and useful fitted storage beneath. An additional tall fitted storage cabinet provides further practical cupboard space whilst complementing the sophisticated dark finishes carried throughout the room. A matte black heated towel rail further enhance the contemporary styling.

The generous walk-in shower enclosure features a fixed glass screen together with a contemporary rainfall-style shower head and separate handheld attachment with chrome fittings. Decorative mosaic-style feature tiling adds texture and contrast to the shower area, whilst the oversized dark stone-effect shower tray completes the luxurious finish.

Further benefits include recessed ceiling spotlights, extractor fan, frosted double glazed window providing natural light and privacy and underfloor heating throughout. Carefully designed with both presentation and practicality in mind, this superb en suite perfectly complements the luxurious principal bedroom suite.

Bedroom Two



A spacious and beautifully presented double bedroom, finished in a calm contemporary style with soft neutral décor and plush fitted carpeting throughout, creating a comfortable and inviting atmosphere. The room enjoys a pleasant front-facing aspect via a large window allowing for excellent natural light whilst enhancing the bright and airy feel throughout.

Generously proportioned, the bedroom comfortably accommodates a double bed alongside additional freestanding furniture, whilst also offering ample space for wardrobes and further storage solutions if desired. The versatile layout makes the room ideal for family living and guests. Further features include multiple power points, modern heating controls and contemporary finishes throughout, combining practicality with stylish modern presentation. Overall, this is a generous and highly adaptable bedroom perfectly suited to modern living.

Bedroom Three



A versatile and well-proportioned third bedroom currently utilised as a music room and home office, offering flexible accommodation ideally suited to a variety of modern lifestyle requirements. Enjoying a pleasant rear aspect via a double glazed window overlooking the garden, the room benefits from

excellent natural light whilst maintaining a peaceful and private feel.

Finished with high-quality engineered oak flooring and contemporary neutral décor throughout, the space comfortably accommodates a double bed alongside additional freestanding furniture, making it equally suitable as a third or guest bedroom, home office or additional reception space.

Further features include loft access hatch, multiple power points thoughtfully positioned throughout the room, TV connection point and broadband connectivity, allowing for excellent practicality and flexible furniture arrangements. Overall, this is a highly adaptable and beautifully presented room combining functionality with contemporary styling.

Family Bathroom



A striking contemporary family bathroom, finished to an exceptional standard throughout and thoughtfully designed to create a luxurious spa-inspired environment. Large format full-height stone-effect tiling extends across both the walls and flooring, combining timeless contemporary styling with excellent durability and low-maintenance practicality.

The bathroom offers particularly generous proportions with a carefully considered layout designed to maximise both comfort and visual impact. A substantial roof lantern/skylight floods the room with natural light, whilst recessed ceiling spotlights provide further illumination and enhance the bright, elegant atmosphere throughout.

A standout feature of the room is the impressive walk-in rainfall shower enclosure with fixed glass screen, fully tiled surround and contrasting dark mosaic-style shower flooring with inset drainage, creating a sleek and contemporary focal point. The space is further enhanced by a freestanding contemporary bath complete with chrome floor-mounted mixer tap and handheld shower attachment, perfectly positioned to create a dedicated bathing area ideal for relaxation. The modern white vanity unit incorporates integrated drawer storage beneath a contemporary wash hand basin with chrome mixer tap.

Further features include a low-level WC, extractor ventilation, chrome fittings throughout. The generous proportions allow for excellent space whilst comfortably accommodating all fixtures without compromising the luxurious open feel.

Combining oversized stone-effect tiling, roof lantern feature, walk-in shower