



Access Statement

Site Address: The Old Smithy, 3 Wrexham Road, Overton, Wrexham, LL13 0DY

Client: Mr Vittorio De Rosa

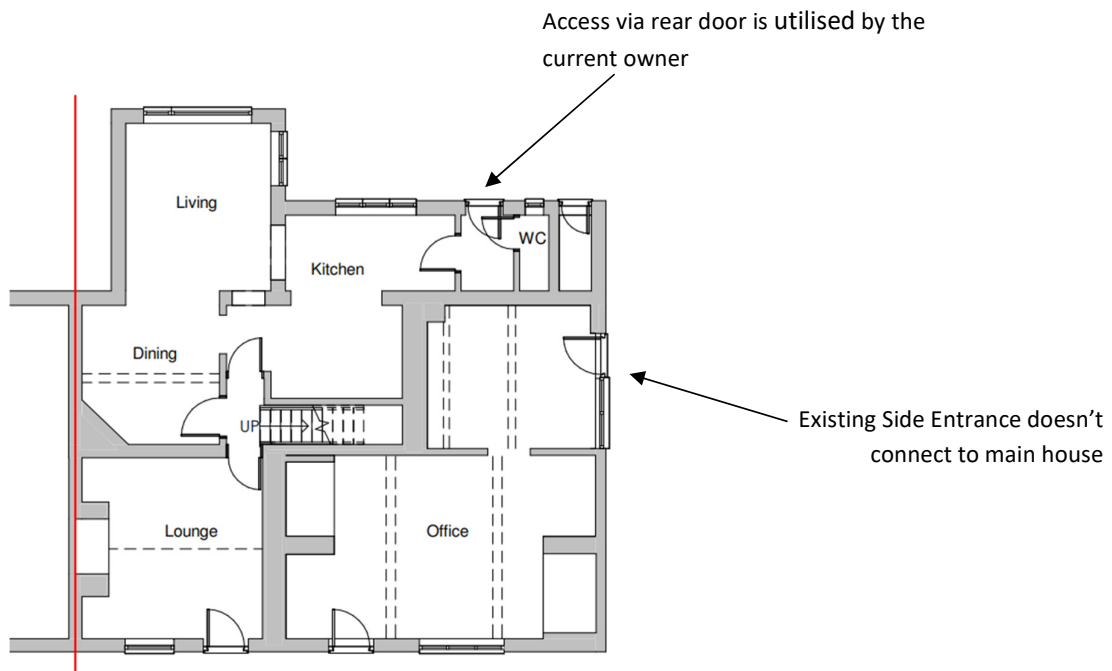
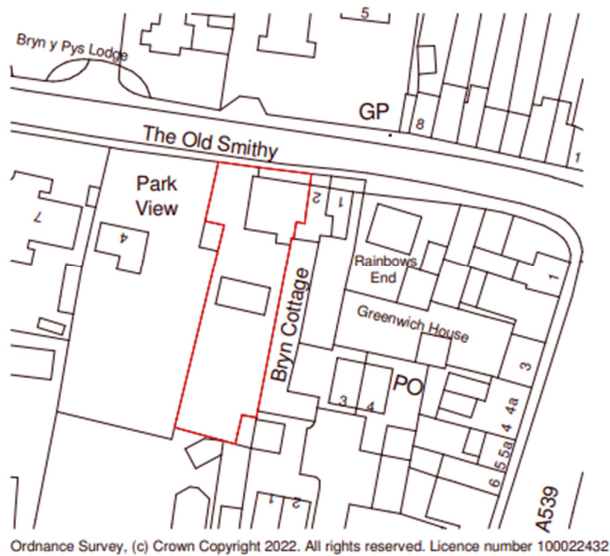
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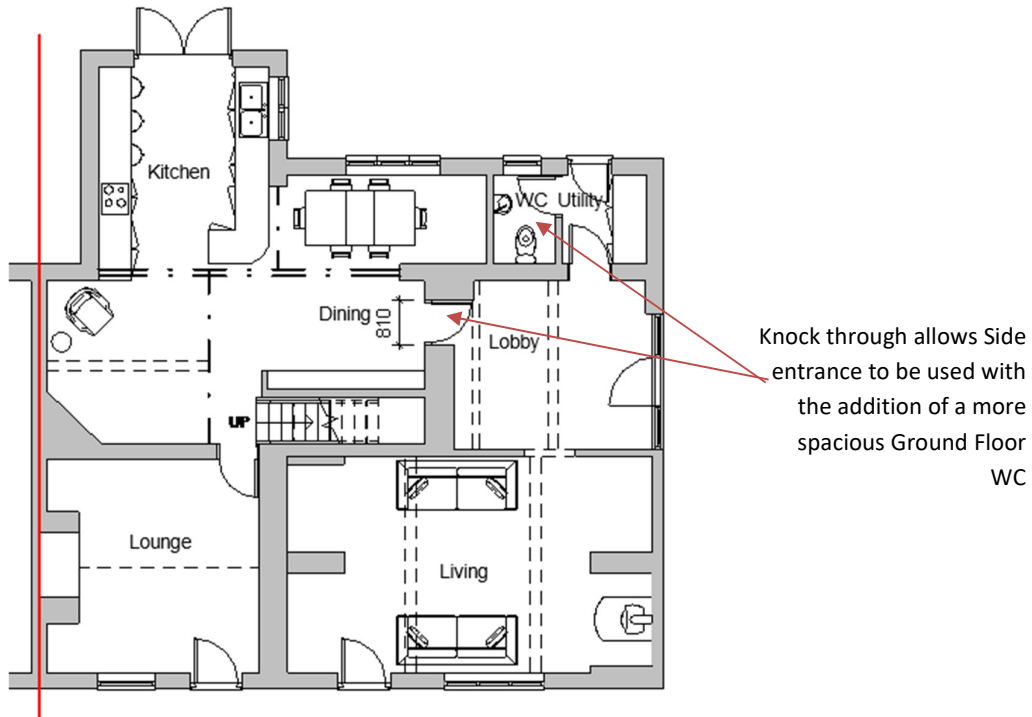
Overton is situated South East of Wrexham, just North of the Wales / England border.



Existing Site Layout:

Access to property is via a level driveway off Wrexham Road, with pedestrian access to the rear of the property as the current side access is not connected to the main house.





Access

Existing access via a level driveway will be retained, pedestrian access to the property will be via the new side entrance door, with internal opening to allow easy movement through the Ground Floor of the property. The WC will be relocated and provide a more spacious facility.