



28 Trem Yr Eglwys

Wrexham | | LL13 7QE

Offers In The Region Of £430,000

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"VIEWING IS HIGHLY RECOMMENDED"

To Appreciate this substantial Four Bedroom Extended Detached family home located in the Desirable and Sought after residential area of Coed Y Glyn located on the outskirts of Wrexham City centre. This Impressive and Spacious Family Property, offers versatile living accommodation benefiting from Three Reception Rooms, Garden Room, Family Bathroom and Beautifully maintained gardens, all of which can only be appreciated on internal inspection.

In brief the property comprises of; Spacious Entrance Hallway, Lounge, Garden Room, Study, Kitchen/ Breakfast room, Downstairs Cloakroom, to the ground floor and Four Bedrooms and Bathroom to the first floor.

The property is located within walking distance of Erddig National Park where there are lovely picturesque walks as well as being in walking distance to the popular St Josephs Catholic high school and the recently built 'Hickory's' restaurant. The City centre is also close by as well as having excellent access to the A483 for commuting.

- EXTENDED FOUR BEDROOM
- STUNNING FAMILY HOME
- VERY SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARDEN ROOM
- STUNNING KITCHEN
- LANDSCAPED GARDEN
- GARAGE
- PLANTATION SHUTTERS TO MOST OF THE WINDOWS



ACCOMMODATION TO GROUND FLOOR

"Rockdoor" ultimate security front door gives access to the Ground floor accommodation via the extended spacious Entrance Hallway.

ENTRANCE HALLWAY

Extremely spacious Hallway with the glass panelled staircase rising off to the first floor accommodation, tiled floor, Internal access door to the garage, alarm control panel, door to cloakroom W.C.

DOWNSTAIRS CLOAKROOM

With low level W.C., wash hand basin set in a vanity unit, UPVC Double glazed and frosted window to the side, tiled floor.

LOUNGE

15'11" x 11'11" (4.854m x 3.643m)

Spacious room comprising of UPVC Double glazed window to the front, Adam style fire surround with gas fire inset, single panel radiator, UPVC Double glazed French style doors with matching side windows opening into the garden room,

GARDEN ROOM

12'0" x 10'11" (3.674m x 3.342m)

With UPVC Double glazed windows with leaded upper lights, wood effect tiled flooring, UPVC Double glazed doors opening to the rear garden.

STUDY

9'7" x 8'3" (2.946m x 2.524m)

UPVC Double glazed window to the rear, radiator.

KITCHEN/ BREAKFAST ROOM

22'7" x 11'7" (6.899m x 3.533m)

Beautifully presented Kitchen which comprises of a range of wall and base cupboards, with complementary granite worktop surfaces, which incorporate, Ceramic sink unit with mixer tap, Built in Four ring gas hob, electric oven/grill with canopy extractor hood above, Integral washing machine, Integral dishwasher, tiled floor, vertical radiator, UPVC Double glazed and frosted window to the side, spotlights to the ceiling, space for fridge/ freezer, Ultimate Rockdoor to the side, Squared archway to the Dining Area.

IN THE DINING AREA: Picture Church effect window with UPVC Double glazed French style doors and matching side

windows to the rear garden, opening on to a decked seating area. Two UPVC Double glazed Velux windows to the ceiling, continuation of the tiled floor, modern vertical radiator,

FIRST FLOOR LANDING AREA

With access to the loft space, UPVC Double glazed window to the front, radiator, airing cupboard, remote control operated ceiling fan, doors leading off to the bedrooms and bathroom.

MAIN BEDROOM

16'0" x 11'11" (4.885m x 3.656m)

Spacious dual aspect bedroom with UPVC Double glazed windows to the front and rear, remote control operated ceiling fan, Two storage cupboards, TV Aerial point.

BEDROOM TWO

13'10" x 9'3" (4.235m x 2.825m)

Bedroom two is an extension to the front of the house, with UPVC Double glazed window to the front, with radiator beneath, remote control operated ceiling fan, carpeted flooring, TV Aerial Point

BEDROOM THREE

10'4" x 9'8" (3.164m x 2.956m)

UPVC Double glazed window to the rear, with radiator beneath, built in wardrobe, remote control operated ceiling fan, shower cubicle with fully tiled walls.

BEDROOM FOUR

9'8" x 8'3" (2.950m x 2.538m)

With UPVC Double glazed window to the rear, with radiator beneath, spotlights to the ceiling.

FAMILY BATHROOM

Comprising of a panel enclosed Whirlpool bath with shower above, low level w.c., wash hand basin, radiator, UPVC Double glazed and frosted window to the side, fully tiled walls.

GARAGE

Accessed via an up and over door or internal access door and where the Gas central heating boiler is located. There is power and light and UPVC Double glazed and frosted window to the side.





OUTSIDE TO THE FRONT

The property is accessed via a patterned concrete driveway which offers off road parking for two to three vehicles and which leads to the garage. The garden has been designed for easy maintenance, and has mature impeccably shaped specimen trees plus security lighting. To the right hand side there is a large area, with excellent storage in situ and which has an Ohme Pro electric car charging point. A pathway also gives access to the rear garden.

OUTSIDE TO THE REAR

Beautifully designed and Landscaped garden to the rear, which has to be seen to be appreciated, with circular astroturf lawn and Italian cypress trees and boxed individual specimen plants , with feature slate chipping pathways, out door power supply, mains powered recessed lighting. The property backs on to open fields so there are no properties overlooking the rear.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1186.19 ft²
110.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

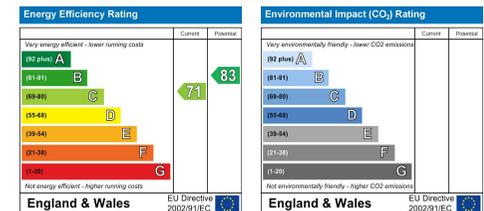
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