



79 Ffordd Glyn

Wrexham | | LL13 7QW

£395,000

MONOPOLY[®]

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An immaculately presented and extended 3 bedroom detached bungalow situated in a cul-de-sac location within a popular residential development next to Erddig national park. This superb property offers spacious and beautifully appointed living accommodation to include an extended kitchen/dining/family room with high vaulted ceiling, 3 bedrooms, bathroom and separate walk in wet room all of which can only truly be appreciated on internal inspection. The bungalow also benefits from occupying good size grounds with a large front garden with ample off road parking and single garage and a well maintained garden to the rear. The popular Coed Y Glyn development sits within walking distance to the beautiful Erddig National park as well numerous other local amenities close to hand including St Josephs Catholic high school, Hickory's bar and restaurant and also having excellent access to the city centre and the A483 for commuting. In brief the property comprises of; Large hallway, lounge/dining room, kitchen/dining/family room, utility room, 3 bedrooms, bathroom and separate walk in wet room.

- An Immaculately presented 3 bedroom detached bungalow
- Extended to produce a superb kitchen/dining/family room
- Spacious lounge
- Generous grounds to the front side and rear
- Ample off road parking and single garage
- Popular residential location
- Walking distance to Erddig national Park
- NO CHAIN



Entrance Vestibule

Upvc double glazed sliding door opens into a small porch area with tiled floor and door into the hallway.

Hallway

A large wide hallway with wood effect flooring, 2 doors to storage cupboards one housing the gas boiler and the other housing the hot water tank, access to the loft space with pull down ladder. The loft is fully boarded and ideal for extra storage.

Lounge/Dining Room

16'1" x 14'9" & 12'3" x 10'2" (4.91m x 4.52m & 3.74m x 3.12m)

An impressively spacious and well presented room with the lounge area having 2 double glazed windows, central fireplace with log effect gas fire, slate tiled hearth, tiled surround, stone hearth, wood effect flooring.

Kitchen

12'9" x 9'6" (3.91m x 2.92m)

A stunning room, extended to produce a kitchen/dining/family room. The kitchen is superbly appointed with a range of matching wall, drawer and base units, granite work surfaces with inset 1 1/4 sink and drainer, built in electric oven and grill. 5 ring gas hob with glass splash back and cooker hood, integrated dishwasher, larder unit with pull out shelving, part tiled walls, wood effect flooring, double glazed window.

Dining/Family Room

12'1" x 10'7" (3.69m x 3.24m)

An extension to the original property to produce a fantastic room with high vaulted ceiling with 2 skylights, double glazed french doors to the rear garden with feature large window above, continuation of the wood effect flooring.

Utility Room

12'0" x 5'8" (3.66m x 1.73m)

With matching wall, drawer and base units, working surface with inset sink and drainer, part tiled walls, tiled flooring, 2 double glazed windows, space for a washing machine, door off to the rear garden.

Bedroom 1

14'6" x 9'11" (4.42m x 3.03m)

A well presented with a double glazed window to the front, carpeted flooring, door to a walk in wardrobe.

Bedroom 2

11'5" x 10'5" (3.48m x 3.18m)

With a double glazed window to the rear, 2 built in wardrobes, carpeted flooring.

Bedroom 3

9'8" x 7'5" (2.95m x 2.28m)

With a double glazed window to the rear, carpeted flooring.

Bathroom

11'2" x 4'10" (3.41m x 1.49m)

Fitted with a white suite comprising of a low level w.c, wash hand basin with vanity unit under and shelving, bath with shower over, part tiled walls, tiled flooring, bidet, double glazed window.

Wet Room

A separate walk in wet room with wall mounted shower and non slip flooring.

Outside

The property occupies good size grounds with a generous lawned garden to the front and stone paved driveway providing ample off road parking. To the side is another good size lawned garden which runs to another stone paved drive leading to a single garage with up and over door.





To the rear is a well maintained garden with an extensive paved patio running adjacent to the rear of the property with steps up to a raised lawn garden and corner patio. There is also gated access to the side and a door into the single garage.

Garage

19'1" x 9'7" + 6'6" x 10'4" (5.83m x 2.94m + 2.00m x 3.15m)

A single garage with work shop area to the back, full mains electricity, up and over door to the front and door off to the rear garden.

Important Information

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 01978 800186 to find out more.

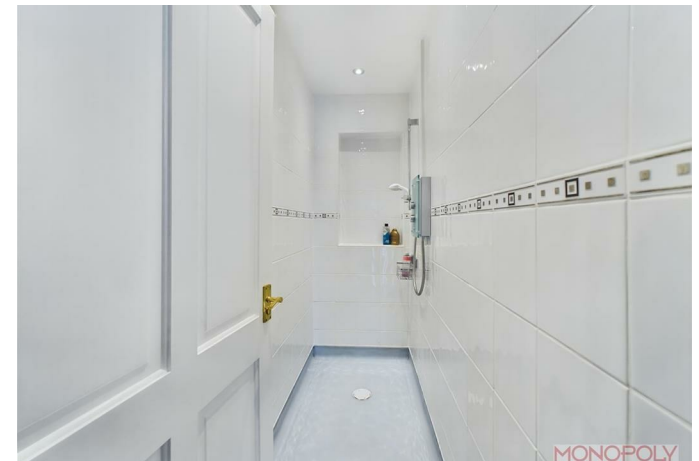
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.







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Ground Floor Building 1

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Ground Floor Building 2

Approximate total area⁽¹⁾

1612.12 ft²

149.77 m²

(1) Excluding balconies and terraces

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.

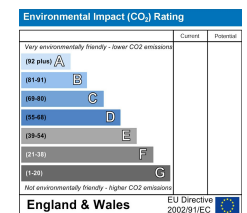
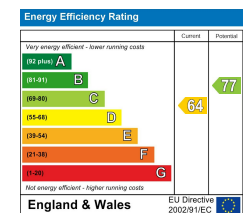
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