



15 Trem Yr Eglwys

Wrexham | LL13 7QE

£340,000

**MONOPOLY**<sup>®</sup>

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# 15 Trem Yr Eglwys

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Nestled in the charming area of Coed Y Glyn, Wrexham, this delightful detached bungalow on Trem Y Eglwys offers a perfect blend of comfort and convenience. Spanning an impressive 1,151 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. There is also a spacious well equipped kitchen/breakfast room which over looks the rear garden. With three well-proportioned bedrooms, this home provides ample space for families or those seeking a peaceful retreat. The modern bathroom is thoughtfully designed with additional benefit of a separate WC. One of the standout features of this property is the generous off road parking space and oversized garage, together capable of accommodating multiple vehicles. This makes it particularly appealing for families or those who enjoy hosting. In summary, this charming bungalow on Trem Y Eglwys is a wonderful opportunity for anyone looking to settle in a peaceful yet convenient location in Wrexham. With its spacious layout and ample parking, it is sure to meet the needs of modern living. Do not miss the chance to make this lovely property your new home. NO CHAIN!

- THREE BEDROOM DETACHED BUNGALOW
- LOVELY LOUNGE OPEN PLANING INTO DINING ROOM
- MODERN FITTED KITCHEN
- RECENTLY INSTALLED BATHROOM
- SET ON A GENEROUS PLOT WITH GARDENS TO FRONT & REAR
- AMPLE OFF ROAD PARKING
- OVERSIZED GARAGE
- GAS CENTRAL HEATING
- SOUGHT AFTER LOCATION CLOSE TO ERDDIG NATIONAL TRUST PARKLAND
- NO ONWARD CHAIN!





### Location

The surrounding area of Coed Y Glyn is known for its tranquil environment, making it an ideal location for those who appreciate nature and a sense of community. With local amenities and transport links nearby, this bungalow offers both serenity and accessibility. 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.

### Entrance Hall

A very generous entrance hall which provides a superb entrance to the bungalow. Timber panel entrance door with glazing to sides, doors to lounge, dining room, kitchen, three bedrooms, bathroom and wc. Built in airing cupboard. Built in storage cupboard.

### Kitchen/Breakfast Room

Fitted with a comprehensive range of modern wall and base units with worktop surfaces, inset stainless steel sink unit and splash back tiling. Flavel cooker, Wall mounted gas heating boiler with meter cupboard below. Vinyl flooring.

### Lounge

A spacious and bright room with carpet, windows to the front and side. Open plan to dining area.

### Dining Room

Carpet, window to side, open plan to lounge.

### WC

The cloakroom has recently been upgraded to include a modern style white suite to comprise low level wc and wash hand basin set in vanity unit with

mixer tap. Ceramic tiled floor and tiled walls. Chrome style towel rail.

### Bedroom One

Main bedroom with carpet, window to front, built in wardrobes.

### Bedroom Two

Carpet, window to rear, fitted wardrobes.

### Bedroom Three

Carpet, window to rear.

### Shower Room

Fitted modern white suite comprising wc, wash hand basin set in vanity unit and large shower enclosure with fitted shower. Ceramic tiled walls. Tiled floor. Chrome style towel rail.

### Outside

To the front of the property there are lawned gardens with shrub/flower borders and a drive leading to the side of the property which provides ample off road parking and leads to the double garage (16'3 X 14'8) with up and over door and a timber/glazed pedestrian door to the side. To the rear there is a paved patio area leading onto further lawned gardens with shrub/flower borders.

### IMPORTANT INFORMATION

No Chain Probate sale...probate granted...timber framed double glazed windows

\*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 01978 800186 to find out more.

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

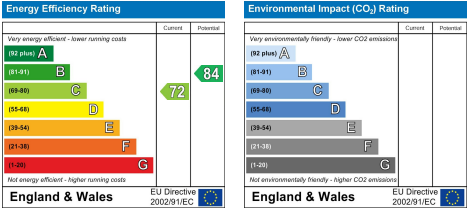
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