



8 Pen Y Dyffryn

Bwlchgwyn | Wrexham | LL11 5YE

£365,000

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Situated in the popular village of Bwlchgwyn, this spacious split-level four bedroom detached bungalow enjoys an elevated position with far-reaching countryside views. The property offers versatile accommodation, well suited to families or buyers seeking flexible living space. Steps lead up to the front entrance, opening into a lower hallway which provides access to the principal bedroom with en-suite shower room and a family bathroom. Stairs rise to the upper level, where there is a spacious living room featuring a multi-fuel burner and French doors opening into the conservatory, a modern kitchen/dining room, and three further bedrooms. The layout offers flexibility, with the bedrooms also lending themselves to use as additional reception rooms or home office space if required. Externally, the property benefits from a generous driveway to the front providing off-road parking and access to the garage. Steps lead alongside the property to the rear garden, which features a paved patio seating area, lawned garden and a timber shed. The garden enjoys outstanding countryside views, extending as far as Moel Famau and the surrounding Clwydian Range. Bwlchgwyn is a well-regarded village location offering local amenities including a primary school, public house and village shop, along with easy access to scenic countryside and walking routes across the Clwydian Range. The village is well placed for transport links, with road access to Wrexham, Mold and Ruthin, and onward connections via the A483 to Chester and the wider region.

- FOUR BEDROOM DETACHED SPLIT-LEVEL BUNGALOW
- EXCELLENT AND FAR REACHING COUNTRYSIDE VIEWS
- LOWER AND UPPER HALLWAYS
- LIVING ROOM WITH MULTI-FUEL BURNER
- CONSERVATORY
- MODERN KITCHEN/DINING ROOM
- MODERN FAMILY BATHROOM
- PRINCIPAL WITH EN-SUITE
- GARDEN AND PATIO AREA WITH VIEWS
- SPACIOUS DRIVEWAY WITH GARAGE



Lower Entrance Hall

Steps lead up to a front terrace area with uPVC double glazed door leading into entrance hallway with carpet flooring, ceiling light point, panelled radiator, doors off to bedroom one, family bathroom and stairs leading to upper hallway with doors to other bedrooms and reception rooms.

Bedroom One

UPVC double glazed window to the front elevation with wooden shutters. Carpet flooring, ceiling light point and panelled radiator. Door into en-suite.

En-suite

Three piece suite comprising low-level WC, wash hand basin set on vanity storage and corner electric shower cubical. Wall mounted vanity mirror, heated towel rail, gloss tiled flooring, tiled walls, recessed LED lighting, extractor and uPVC double glazed frosted window to the side.

Family Bathroom

Modern bathroom three piece suite comprising low-level WC with concealed cistern and storage, wash hand basin set on vanity shelving units and 'P' shaped bath with dual hose mains shower over. Tiled floors, tiled walls, extractor, recessed LED lighting and heated towel rail.

Upper Hallway

Two storage cupboards with shelving and one housing a radiator. Carpet flooring, ceiling light point, panelled radiator, doors off to living room, kitchen and three bedrooms.

Living Room

UPVC double glazed window to the rear elevation. Multi-fuel burner set on slate hearth with wooden mantle. Alcoves with built in log storage, wooden laminate flooring, ceiling light point, two panelled

radiators and wooden glazed doors leading into conservatory.

Conservatory

Triple aspect double glazed windows to the rear garden area. Wooden laminate flooring, two panelled radiators, two wall lights and French doors to garden patio area.

Kitchen/Dining Room

Modern kitchen housing a range of wall, drawer and base units featuring a spacious built in corner pantry with automatic lighting and shelving. Complimentary compact laminate work surface and splash-back. 1.5 stainless steel sink unit with mixer tap over.

Integrated appliances to include dishwasher, washing machine, 'Neff' hide and slide oven, induction hob and extractor over. Space for 'American' style fridge freezer and dining table. Vinyl flooring, recessed LED lighting, under-cabinet lighting, panelled radiator, uPVC double glazed window to the side and uPVC double glazed door to the side.

Bedroom Two/Additional Reception

UPVC double glazed window to the front with wooden shutters. Presently used as an additional living room with carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Four

UPVC double glazed window to the side elevation. Presently used as a craft room with carpet flooring, ceiling light point and panelled radiator.





Garage

Lower ground level with up and over door, power, lighting and oil fired combination boiler.

Outside

To the front there is a spacious driveway for approximately five vehicles. Steps lead up to the front entrance. To the right side the oil tank is located. To the left there are steps leading to side entrance along with a lawn area and decorative stone area. A wrought iron gate leads to the rear garden area where there is a paved patio area, steps lead up to a lawned garden area where there are far-reaching views across the fields and countryside. Additionally there is a timber shed, outside tap, log store and lighting.

Additional Information

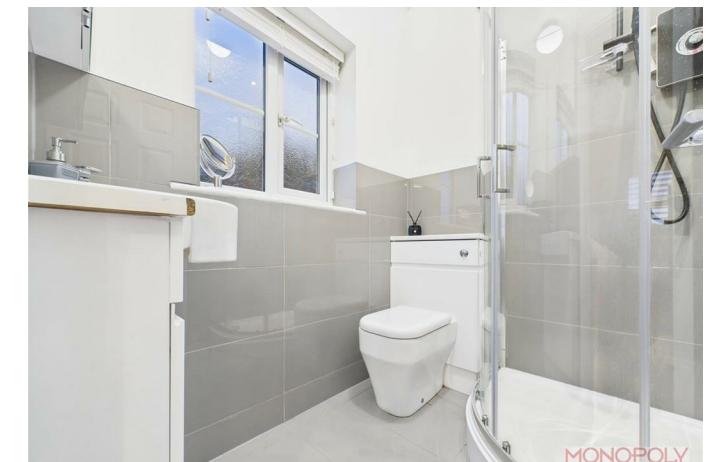
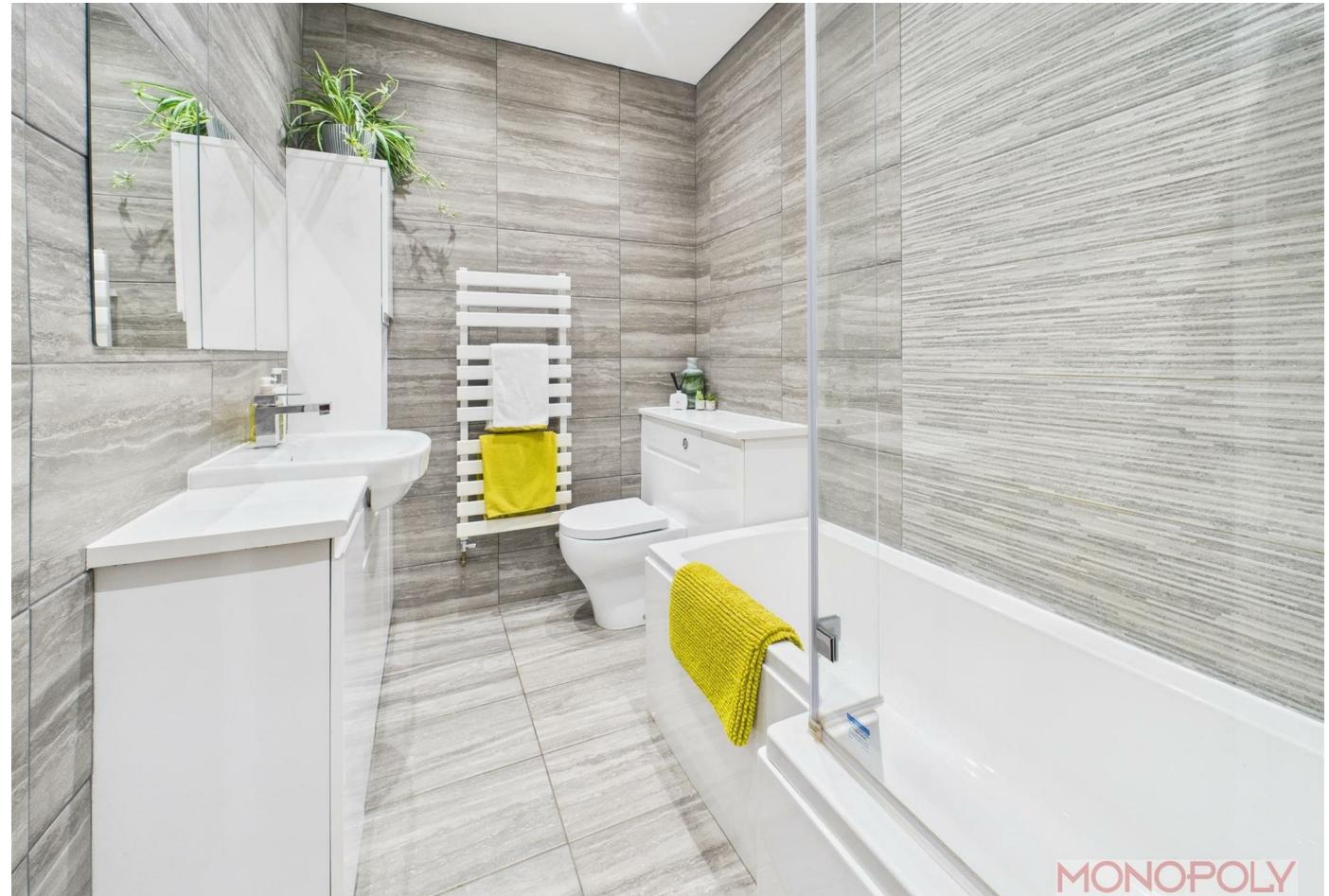
There is a hard-wired security system including alarms and cameras. Also with the property is a hive smart heating system. The boiler is located in the garage and is oil fired. There oil tank is located on the right hand side of the property and is an upgraded 1400 litre bunded oil tank to OFTEC standards. All blinds are staying with the home and have been customised. The owners have made a number of improvements in the ten years they have lived at the property including having a multi-fuel burner installed, new kitchen, two new bathrooms,

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.







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Approximate total area⁽¹⁾

1588 ft²

147.5 m²

Reduced headroom

4 ft²

0.4 m²

Ground Floor



Floor 1

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Proposed
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Proposed
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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