



## Glan-Llyn Road, Bradley LL11 4BA

### £280,000

An excellent opportunity to purchase a beautifully appointed and spacious three bedroom detached house situated in Bradley, Wrexham. The village of Bradley offers good access to numerous local amenities as well as being in walking distance to the popular 'Bro Alun' Welsh primary school. There is also excellent access to the A483 for travel to Chester, Oswestry and beyond. The neighbouring village of Gwersyllt provides a good selection of shops for your grocery needs and also has a local train station. The stylish internal accommodation comprises an entrance hall, two reception rooms, stunning contemporary kitchen, a modern downstairs shower room, three bedrooms and a family bathroom. Externally there is ample off road parking and well maintained gardens to front and rear. VIEWING HIGHLY RECOMMENDED!

- A DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING & GARAGE
- NO CHAIN!
- EXTENDED TO THE REAR
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- ENCLOSED REAR GARDEN
- POPULAR & CONVENIENT LOCATION



## Entrance Hall

Kardean flooring, composite front door, door to lounge, stairs to first floor, storage cupboard.

## Lounge

4.48 x 4.51 (14'8" x 14'9")

Carpet, window to front, electric fire with complementary surround, coving, door to dining room.

## Dining Room

5.47 x 3.05 (17'11" x 10'0")

Carpet, window to side, spotlights, doors to kitchen and shower room.

## Shower Room

2.27 x 1.60 (7'5" x 5'2")

Large walk in shower, mains shower over, wc, hand wash basin in vanity, tiled floor, window to side, wall mirror, contemporary vertical radiator, extractor spotlights.

## Kitchen

8.01 x 2.59 (26'3" x 8'5")

A stunning high specification kitchen with a good range of wall and base units, complementary worktops, ceramic sink, mixer tap, smeg gas hob, extractor, oven and grill, fridge/freezer, dishwasher, washing machine, tiled floor, breakfast bar, glazed doors to rear garden, external door to side, vertical radiator.

## First floor landing

Carpet, doors to three bedrooms and bathroom, window to side, linen cupboard.

## Bedroom One

3.84 x 3.07 (12'7" x 10'0")

Carpet, window to front, door to walk in robe with rails and laminate flooring.

## Bedroom Two

2.95 x 2.81 (9'8" x 9'2")

Carpet, window to rear, fitted wardrobe.

## Bedroom Three

2.76 x 2.27 (9'0" x 7'5")

Carpet, window to the front.

## Bathroom

2.56 x 1.65 (8'4" x 5'4")

Bathtub with central taps, electric shower over, wc, hand wash basin, tiled walls and floor, window to rear, chrome towel rail.

## Garage

Up and over door, pedestrian door to rear, wall mounted gas boiler.

## Outside

Rear garden with patio, lawn, blossom tree, enclosed with fencing, gate to front, garden shed.

Ample off road parking on a front drive leading to the garage, lawn to side.

## IMPORTANT INFORMATION

\*Key facts interactive report link 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.

















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		70	
(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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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