



19 Trem Yr Eglwys

Wrexham | | LL13 7QE

£450,000

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A substantial 4 bedroom detached family home located in the desirable Coed Y Glyn residential development on the outskirts of Wrexham city centre. This impressively spacious home offers versatile living accommodation benefiting from 3 reception rooms, conservatory well appointed bathroom and beautifully maintained gardens, all of which can only be appreciated on internal inspection. The property is located close to 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. In brief the property comprises of; hallway, lounge, conservatory, kitchen, dining room, snug, downstairs w.c, and utility room to the ground floor and 4 bedrooms and bathroom to the first floor.

- A substantial 4 bedroom detached family home
- Spacious and versatile living accommodation
- 3 Reception rooms
- Conservatory
- Well appointed bathroom
- Beautifully maintained gardens
- Double garage
- Popular location
- Walking distance to Erddig national park
- MUST BE VIEWED TO BE APPRECIATED



Hallway

A lovely, wide and spacious hallway with a stairs off to the first floor landing with attractive glass/oak balustrade, double doors to a storage cupboard and separate single door to another useful storage cupboard, carpeted flooring.

Downstairs W.C

Fitted with a modern low level w.c, wash hand basin with vanity unit under, fully tiled walls, double glazed window, tiled flooring.

Lounge

23'7" x 14'3" (7.20m x 4.36m)

A fantastic lounge being spacious with high vaulted ceiling, double glazed window to the front, wall mounted electric fire, carpeted flooring, double doors into the conservatory and the snug.

Conservatory

12'10" x 12'8" (3.92m x 3.87m)

A superb extra living space, being a good size with pitched roof, fully uPVC double glazed with french doors off to the rear garden, tiled flooring.

Snug

13'9" x 10'2" (4.20m x 3.11m)

With double glazed french doors off to the rear garden, carpeted flooring, double doors into the lounge.

Dining Room

10'7" x 9'6" (3.23m x 2.92m)

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

Kitchen

13'9" x 10'4" (4.20m x 3.17m)

An attractive fitted kitchen, offering a comprehensive range of matching wall, drawer and base units, granite work surfaces with inset 1 1/4 sink and

drainer, integrated refrigerator and freezer, 'Rangemaster Toledo' double electric cooker with 5 ring electric hob, stainless steel extractor fan, part tiled walls, tiled flooring, double glazed window, door off to the side.

Utility Room

7'1" x 7'1" (2.17m x 2.17m)

With matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, plumbing for a washing machine and dishwasher, space for a dryer, tiled flooring, fully tiled walls, double glazed window.

First Floor Landing

With access to the loft space, carpeted flooring, door to the airing cupboard housing the hot water tank.

Bedroom 1

14'2" x 10'2" (4.32m x 3.12m)

A well presented bedroom with a double glazed window to the rear, carpeted flooring, modern fitted wardrobes.

Bedroom 2

13'1" x 10'7" (3.99m x 3.23m)

Again well presented with a double glazed window to the front, carpeted flooring.

Bedroom 3

10'7" x 10'5" (3.23m x 3.18m)

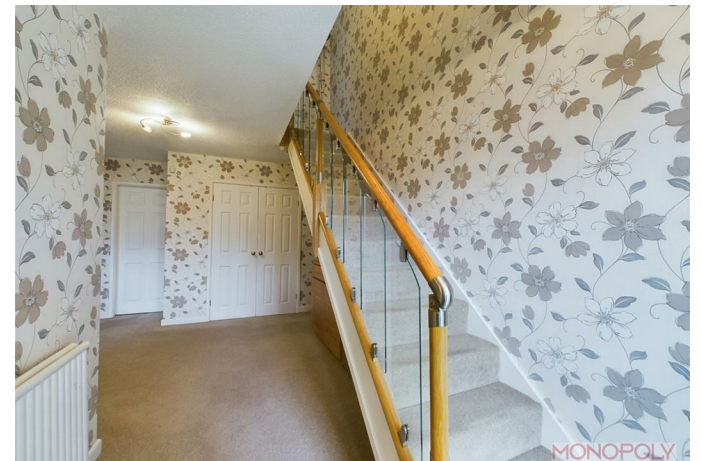
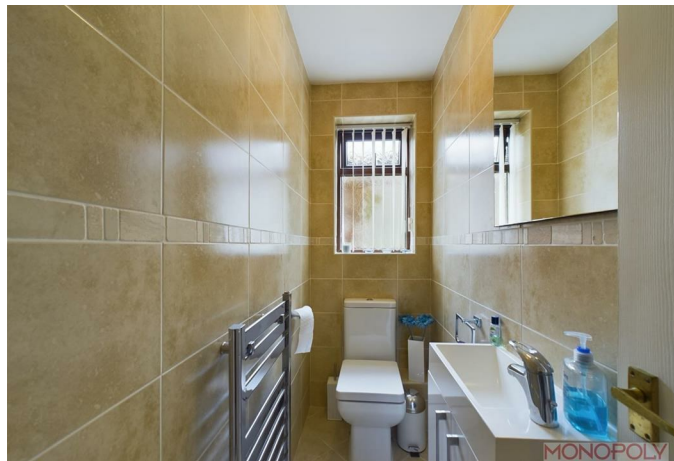
A good size double bedroom with a double glazed window to the rear, carpeted flooring, built in wardrobe.

Bedroom 4

14'11" max x 13'1" max (4.57m max x 3.99m max)

With a double glazed window to the front, carpeted flooring, fitted wardrobes.





Bathroom

7'11" x 7'4" (2.43m x 2.26m)

Beautifully appointed with a large walk in shower with dual shower heads over, low level w.c with concealed cistern, wash hand basin with vanity unit under, tiled flooring, fully tiled walls, double glazed window.

Outside

A real feature to this property are the beautifully maintained gardens. To the rear is an extensive Indian stone patio which sweeps around to both sides of the property, leading on to a shaped lawn with attractive, well established borders. There is a door into the double garage and gated access to the front.

To the front is a another well maintained lawned garden with mature planted birders and a stone paved driveway providing ample off road parking and leading to a detached double garage with up and over door.

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

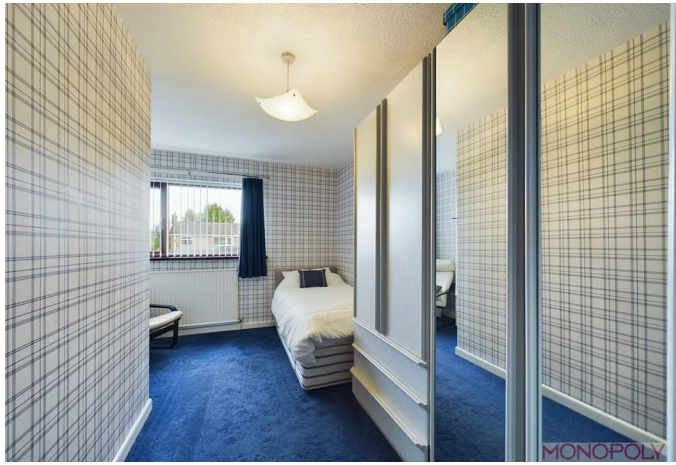
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

Additional Information

Please find the Key property facts in the web link.







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Ground Floor

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Floor 1

Approximate total area⁽¹⁾

1862.47 ft²
173.03 m²

Reduced headroom

14.97 ft²
1.39 m²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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

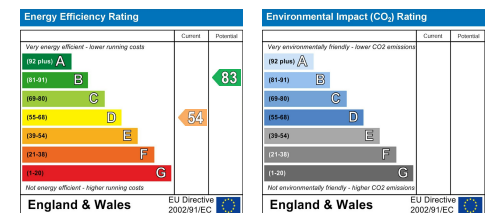
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