



Gladwyn House

Wrexham | LL11 6DB

Offers In Excess Of £230,000

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# Gladwyn House

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**\*\*STUNNING FAR REACHING VIEWS\*\*** A spacious 4 bedroom, 2 bathroom semi-detached property situated in an elevated position within the semi-rural village of Pentre Broughton. This superb family home offers versatile, well presented living accommodation to include 4 reception rooms, 2 bathrooms, 4 bedrooms and benefits from having the most fantastic far reaching views to the front towards Cheshire which can only be appreciated when viewing the property. The village of Pentre Broughton offers a number of amenities close to hand including a shop, primary school and sits approximately 3 miles from Wrexham town centre. In brief the property comprises of; entrance hall, lounge, dining room, study, shower room, utility room, kitchen and family room to the ground floor and 4 bedrooms and bathroom to the first floor.

- A spacious 4 bedroom semi-detached property
- 2 Bathrooms
- 4 Reception rooms
- Stunning far reaching views towards Cheshire
- Versatile living accommodation
- Ample off road parking and single garage
- MUST BE VIEWED TO BE APPRECIATED
- VIRTUAL TOUR AVAILABLE



### Entrance Hall

With stairs off to the first floor, part carpeted and part tile effect flooring, built in storage unit.

### Lounge

14'7" x 10'3" (4.45m x 3.13m)

A well presented room with a double glazed window to the front offering stunning far reaching views, fire recess with tiled hearth, carpeted flooring, built in unit.

### Dining Room

14'7" x 11'6" (4.46m x 3.51m)

With a feature central log burner with tiled hearth and timber mantel, double glazed window to the front with fantastic far reaching views, carpeted flooring, door to a storage cupboard, steps up to the study.

### Study

11'6" x 8'5" (3.53m x 2.59m)

Versatile in it's use with a double glazed window to the rear, carpeted flooring, door to the shower room and utility room.

### Shower Room

7'6" x 6'2" (2.30m x 1.89m)

A spacious wet room with non slip flooring, low level w.c, pedestal wash hand basin, wall mounted shower, fully tiled walls, double glazed window.

### Utility Room

11'3" x 7'4" (3.43m x 2.26m)

A large utility room with plumbing for a washing machine, space for a dryer, double glazed window, door off to the rear, wood effect cushioned flooring.

### Kitchen

12'0" x 10'9" (3.67m x 3.30m)

Fitted with matching wall, drawer and base units, working surface with inset stainless steel sink and

drainer, plumbing for a dishwasher, built in electric oven, 4 ring electric job, space for a fridge/freezer, 2 double glazed windows, door into the family room, wood effect cushioned flooring.

### Family Room

7'6" x 6'2" (2.30m x 1.89m)

A superb extra living space ideal to sit and enjoy the wonderful far reaching views, double glazed windows, 2 skylights, wood effect cushioned flooring.

### First Floor Landing

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

### Bedroom 1

10'2" x 12'1" (3.12m x 3.70m)

A good size bedroom with a double glazed window to the front offering spectacular views towards Cheshire, carpeted flooring.

### Bedroom 2

11'11" x 8'10" (3.64m x 2.71m)

A double bedroom with a double glazed window to the front again offering fantastic far reaching views, carpeted flooring.

### Bedroom 3

10'7" x 9'1" (3.24m x 2.78m)

Another double bedroom with a double glazed window to the rear, carpeted flooring, door into bedroom 4.

### Bedroom 4

11'9" x 7'2" (3.60m x 2.19m)

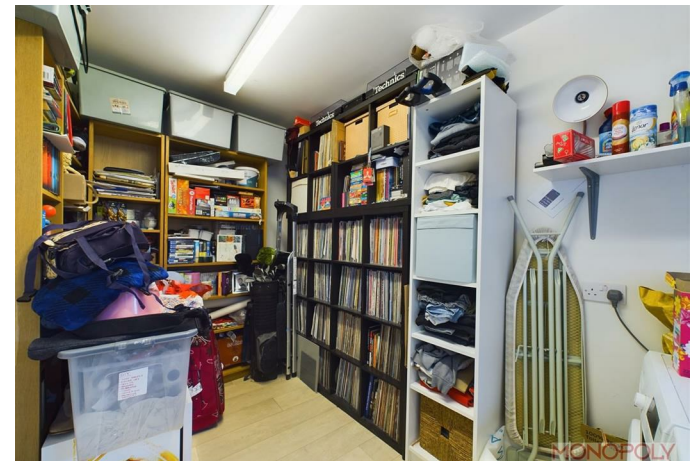
Off bedroom 3 with a double glazed window to the front with superb views, carpeted flooring.

### Bathroom

7'6" x 8'2" max (2.31m x 2.51m max)

Fitted with a low level w.c, bath with shower over, pedestal wash hand basin, part tiled walls, double glazed window, wood effect flooring.





## Outside

The gardens are formed to the front of the property with a large raised decked seating area making it an ideal place to sit and enjoy the stunning views. The garden also has a paved patio and concrete pathway which leads down to the bottom of the garden where there is access to an outside store and to the single garage and long driveway providing ample off road parking.

## 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.









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Ground Floor

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Floor 1

Approximate total area<sup>(1)</sup>  
1301.36 ft<sup>2</sup>  
120.9 m<sup>2</sup>

(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.

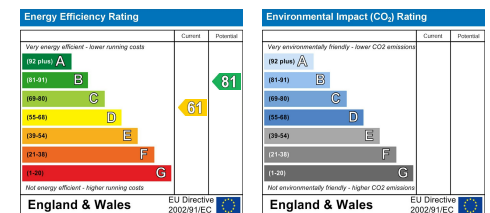
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