



40 Ffordd Glyn

Wrexham | | LL13 7QW

£385,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

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"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to offer this Rare Opportunity to Purchase this BEAUTIFULLY PRESENTED and SPACIOUS Three Bedroom Detached Bungalow situated in a VERY SOUGHT AFTER Residential area of Wrexham close to Erddig Park. This Superb Bungalow has so much going for it and the internal accommodation comprises of an Entrance Porch, Hallway with generous storage cupboards, Lounge, Dining Area, Well Appointed Kitchen, Conservatory, Main Bedroom with En-Suite Shower, Two further Double bedrooms and a Well proportioned Family Bathroom. Externally there are attractive gardens to the front and rear, off road parking and integral Double garage with electric up and over door. The property also benefits from Fully insulated loft and water tank that supplies hot water via the solar panels. The property is situated close to Erddig Park in a much favoured residential location with the City centre in also in easy reach and a wealth of local amenities close to hand including good local primary schools and is also convenient for the A483 for travel to Chester, Oswestry and beyond.  
NO CHAIN!

- THREE BEDROOM DETACHED BUNGALOW
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION
- DOUBLE GARAGE WITH ELECTRIC UP AND OVER DOOR
- SOLAR PANELS (OWNED)
- MODERN KITCHEN
- GARDENS TO THE FRONT AND REAR
- GARDEN ROOM



## ACCOMMODATION TO GROUND FLOOR

UPVC Double glazed door with matching window giving access to the Porch.

## ENTRANCE PORCH

With tiled floor, composite double glazed door giving access to the Entrance Hallway.

## ENTRANCE HALLWAY

Two double sized storage cupboards, radiator, Internal door giving access to an access entrance for the garage.

## REAR ACCESS TO THE GARAGE

With access to the loft space and internal door to the garage.

## LOUNGE

16'7" x 15'0" (5.069m x 4.582m)

UPVC Double glazed window to the front, with double panel radiator beneath, feature fireplace with electric fire inset, Archway to the dining area

## DINING AREA

With UPVC Double glazed sliding doors to the side, double panel radiator, door leading back to the Hallway

## KITCHEN

16'9" x 10'5" (5.107m x 3.197m)

Beautifully presented kitchen, comprising a range of wall and base cupboards, with complementary worktop surfaces, incorporating one and half bowl sink unit with mixer tap, Integral dishwasher, built in washing machine, Integral Four ring electric hob, oven/ grill, extractor hood, Breakfast bar, UPVC Double glazed window to the rear, radiator, cupboard housing gas central heating boiler, UPVC Double glazed door leading into the conservatory.

## CONSERVATORY

9'10" x 9'10" (3.000m x 3.000m)

UPVC Double glazed units, laminate flooring, radiator, UPVC Double glazed door to rear garden.

## MAIN BEDROOM

15'1" x 10'0" (4.613m x 3.055m)

UPVC Double glazed window to the front with radiator beneath, built in wardrobes, door to the en-suite shower room

## EN SUITE SHOWER ROOM

Comprising of a Dual sized shower cubicle, low level w.c. and wash and basin set in a vanity unit, Chrome ladder style radiator/ towel rail, fully tiled walls, tiled floor.

## BEDROOM TWO

16'8" x 10'4" (5.104m x 3.173m)

UPVC Double glazed window to the rear with radiator beneath, built in wardrobes

## BEDROOM THREE

9'8" x 7'3" (2.957m x 2.232m )

UPVC Double glazed window to the rear with radiator beneath, built in wardrobes.

## FAMILY BATHROOM

Comprising of a tiled enclosed bath with central taps, large wall mounted mirror, low level w.c., dual sized shower cubicle UPVC Double glazed and frosted window to the rear, fully tiled walls, wash hand basin set in a vanity unit, Chrome ladder style radiator/ towel rail.

## GARAGE

Double garage with electric up and over door, UPVC Double glazed frosted window to the side. Solar panel equipment stored here.

## OUTSIDE TO THE FRONT

Large Driveway to the front that sweeps through to the Double garage. The extensive front garden is laid to lawn and has mature trees and bushes. There is a pathway that leads to the right hand side with gated access to the rear.

## OUTSIDE TO THE REAR

Stunning garden with a Feature composite decked







sitting/ entertainment area, Lawned garden, large patio area, purpose built summer house, with sitting area outside, garden shed.

### **ADDITIONAL INFORMATION**

Solar panels are owned by the property and are British Gas.

The bungalow has undergone some subsidence which an insurance company said was due to the drains. The owner has a document saying the remedial works has been done but there is no guarantee certificate currently. The vendor is going to speak to the insurance company to attempt to get a warranty.

### **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

### **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 PETE on 07907 419605 to find out more.

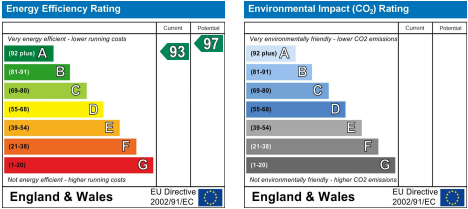
Please remember that you should not borrow more than you can safely afford. Your home maybe reposessed if you do not keep up repayments on your mortgage







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