



40 Ffordd Glyn

Wrexham | | LL13 7QW

Offers In Excess Of £375,000

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Situated in a highly sought-after residential area close to Erddig Park, this three-bedroom detached bungalow offers spacious accommodation with great potential. The property provides an excellent opportunity for buyers looking to personalise a home to their own taste. In brief, the accommodation comprises an entrance porch, hallway with storage cupboards, lounge, dining area, kitchen, and conservatory. There are three double bedrooms, with the principal bedroom benefiting from an en-suite shower room, plus a well-proportioned family bathroom. Externally, the property offers gardens to the front and rear, off-road parking, and an integral double garage with an electric up-and-over door. The property also features a solar-assisted hot water system. Located close to Erddig National Trust Park, the property enjoys a peaceful setting while remaining convenient for Wrexham City Centre, local schools, shops, and transport links via the A483 to Chester, Oswestry, and beyond.

- THREE BEDROOM DETACHED BUNGALOW
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION
- DOUBLE GARAGE WITH ELECTRIC UP AND OVER DOOR
- SOLAR PANELS (OWNED)
- SPACIOUS KITCHEN/DINING
- GARDENS TO THE FRONT AND REAR
- DETACHED GARDEN ROOM
- NO CHAIN



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 loft previously. Spray foam has been removed from the loft.

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

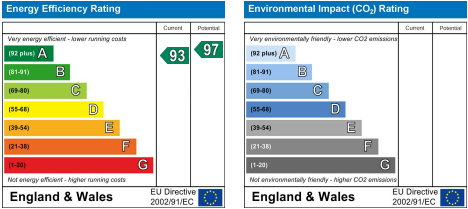
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