



Tyn Twll Bungalow Brymbo Road

Bwlchgwyn, Wrexham, LL11 5UA

Offers In The Region Of £535,000



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Entrance Porch

5'10" x 4'3" (1.78m x 1.30m)

Accessed via a UPVC double glazed door, the entrance porch features UPVC double glazed window, quarry tiled flooring, inner oak door and a ceiling light point.

Lounge

22'6" x 12'0" (6.86m x 3.66m)

This generously proportioned lounge offers a comfortable and inviting living space, enhanced by UPVC double-glazed windows both positioned on the side elevation, allowing for ample natural light throughout the day. A standout feature of the room is the oak fire surround, which frames a traditional cast iron multi-fuel log burner. The burner is set upon a slate hearth, adding a touch of rustic charm, and is connected to a water tank system, providing a practical and economical heating solution for three downstairs radiators.

Additional heating is provided by a double panel radiator. The room is fully equipped with both television and telephone connection points, offering modern convenience.

From the lounge, there is direct access to two well-sized double bedrooms and the kitchen. A staircase also leads to the mezzanine sitting room and study, providing a seamless flow throughout the property.

Kitchen/Diner

20'6" x 15'7" (6.27m x 4.75m)

This beautifully appointed kitchen blends modern functionality with timeless charm, featuring an extensive range of contemporary wall-mounted, drawer, and base units, all complemented by solid wooden work surfaces that add warmth and character to the space. At the heart of the kitchen sits a stylish central island, complete with a 1.5 stainless steel sink unit and sleek mixer tap, offering additional workspace and practicality. The kitchen is thoughtfully equipped for both everyday living and culinary enthusiasts. It includes an oil-fired Rayburn cooker/boiler, which boasts an oven, a warming oven, dual hotplates, and an overhead extractor fan—ideal for traditional cooking and efficient home heating. For added versatility, there is also a built-in Samsung electric oven, paired with a four-ring electric hob and a secondary extractor fan. Further enhancing its functionality, the kitchen offers dedicated space and plumbing for a dishwasher, along with ample room to accommodate a freestanding fridge/freezer, catering to all modern storage needs.

Flowing seamlessly from the kitchen is an open-plan dining area, ideal for entertaining or enjoying family meals. UPVC double-glazed patio doors, flanked by full-height glass panels, frame uninterrupted, panoramic views of the surrounding countryside—bringing the outside in and flooding the space with natural light.

Finishing touches include elegant solid oak flooring, inset ceiling spotlights that provide ambient lighting, and double panel radiator. From this central hub of the home, doors lead to a walk-in pantry, a well-equipped utility room, and the inner hallway, ensuring practical and convenient access throughout the property.

Utility

8'11" x 7'1" (2.73m x 2.18m)

UPVC double glazed window to the rear elevation. Fitted with wall and base units with wood effect work surfaces. Features a Belfast ceramic sink with mixer tap over, Victorian style tiled effect laminate flooring, and ceiling light point. Plumbing and space for washing machine, tumble dryer and additional fridge.

Double panelled radiator. Door gives access to a storage area housing the water tank, telephone point.

Bedroom Two

12'4" x 10'0" (3.78m x 3.05m)

UPVC double glazed window to the side elevation, double panel radiator, and carpeted flooring. Ceiling light point and inset nightlight.

Bedroom Three

11'8" x 9'6" (3.58m x 2.9m)

UPVC double glazed windows to the front and side elevations, double panel radiator, carpeted flooring, and telephone point. Ceiling light point and inset nightlight.

Stairs from Lounge to the First Floor Mezzanine

Sitting Room

11'3" x 15'9" (3.45m x 4.82m)

A versatile space with two UPVC double glazed Velux windows to the side elevations, with potential to be a further bedroom. One double panel radiator, carpeted flooring, and television point. Door leading to the study/office.

Study / Office

9'1" x 6'2" (2.77m x 1.90m)

With UPVC velux glazed window to the side elevation, eaves storage, wooden effect laminate flooring, and a panelled radiator. Plumbing in place to potentially convert into a further Bathroom.

Downstairs Inner Hallway

UPVC double glazed window to the side, two panelled radiators, and slate flooring. Understairs storage with radiator. Door leading to the family shower room and stable door providing access to the side elevation.

Family Shower Room

18'7" x 20'0" (5.68m x 6.12m)

Three piece suite comprising a walk in mains shower cubicle, wash hand basin, and low level WC. Heated towel rail, tiled flooring, and part tiled walls. Extractor fan and UPVC double glazed frosted window to the rear elevation.

Further Stairs from Inner Hallway

stairs leading to the Principle Bedroom

Principle Bedroom

22'2" x 12'7" (6.76m x 3.84m)

A fabulous, generously sized principle bedroom offering a peaceful haven with beautiful countryside views. The bedroom boasts four UPVC double glazed Velux windows to both the front and rear elevations, with ample storage in the eaves. Radiator, two ceiling light points, and sliding door leading to the walk in wardrobe and further storage. Carpeted flooring. Potential to be divided into two bedrooms.

En Suite

8'0" x 6'3" (2.46m x 1.92m)

Three piece suite comprising of a panelled bath with mains shower over, wash hand basin with mixer taps, and low level WC set in vanity units with shelving. Wood effect vinyl flooring and part tiled walls.

Tel: 01978 353000

Outside

The property is accessed via a lane and benefits from ample off-road parking and a garage to the front. The beautiful cottage garden features a variety of flowering plants, shrubs and fruit trees, including gooseberry and apple, with vibrant borders enhancing the surroundings. Steps lead down to the main porch, a gated access is available on both sides leading to the rear of the property, with the left side opening to a raised decking patio—flanked with climbing wisteria and clematis- perfect for relaxing or entertaining. On the lower level, you'll find a further south facing cottage garden with practical features including an oil tank, log store, greenhouse, chicken coop, raised vegetable beds, and additional fruit trees. All of this is in a very private and peaceful setting, offering picturesque views over the surrounding countryside, whilst on the edge of a popular village.

Garage

17'2" x 8'7" (5.25m x 2.63m)

The garage is equipped with electric lighting and power, making it ideal for storage or a workspace.

Directions.

From the A483 take the A525 up through the village of Coedpoeth, forking to the right stay on this road until you reach Bwlchgwyn. At the King's Head Pub turn right onto Brymbo Road and pass the church and primary school; after a row of terrace cottages on the left you will find the short track to the property on the right (marked with a public footpath sign).

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an

appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Services.

The agents have not tested the appliances listed in the particulars.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.



Road Map



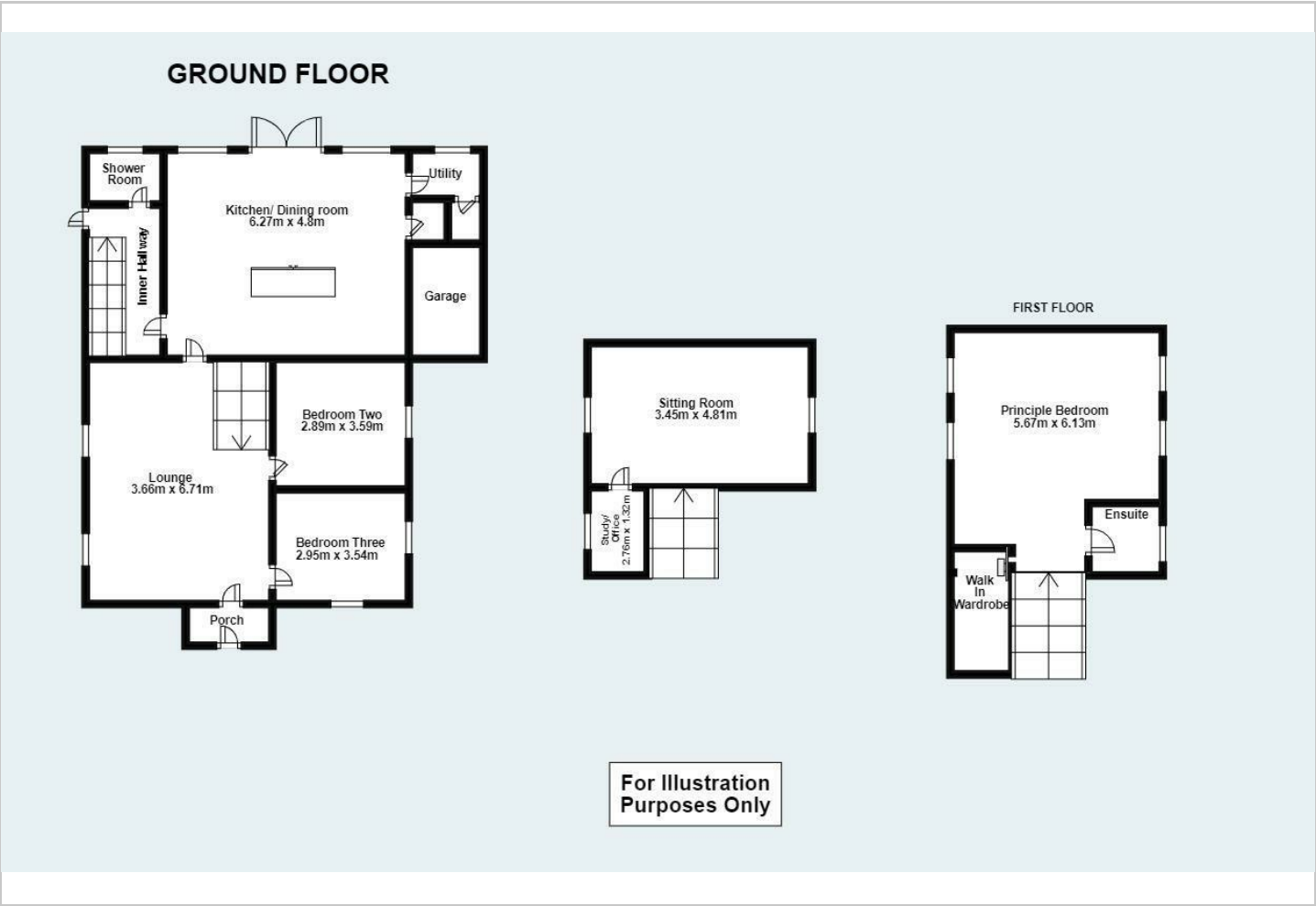
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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