



## 45 Coed-Y-Glyn

Wrexham, LL13 7QW

£399,000





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## Entrance Hall

Accessed via UPVC double glazed entrance door. Carpeted flooring, panelled radiator, ceiling light point. Doors lead to Downstairs W.C, Lounge/ Dining Area, Study and Garage.

## Downstairs W.C

UPVC double glazed frosted window to the front elevation. Low level W.C, wash hand basin with splashback tiling, tiled flooring, ceiling light point, double panelled radiator.

## Lounge

18'11" x 12'0" (5.79m x 3.66m)

Dual aspect UPVC double glazed windows to the front elevation. Coal effect gas fire set in stone surround, two wall lights, ceiling light point, panelled wood ceiling, carpeted flooring, television and telephone point. Double panelled radiator. Open plan to Dining Area. Stairs rising to first floor accommodation.

## Dining Area

12'7 x 9'0 (3.84m x 2.74m )

Open from Lounge with UPVC sliding patio doors leading into Conservatory. Carpeted flooring, ceiling light point, double panelled radiator. Doors lead to Kitchen.

## Kitchen

11'9 x 10'6 (3.58m x 3.20m )

Housing a range of wall and base units with wood effect worktops over. Inset stainless steel sink unit with mixer tap, splashback tiling, breakfast bar. Built-in 'Tricity' oven, built in 'Whirlpool' 4 ring electric hob with extractor over. Space for fridge and freezer. Tiled flooring, ceiling light point. UPVC double glazed window to rear and UPVC door to side elevation.

## Conservatory

15'9 x 12'9 (4.80m x 3.89m )

UPVC double glazed windows surround with double patio doors and additional single UPVC door to the rear garden. Tiled flooring, ceiling fan light, power sockets. UPVC double glazed internal window to Study.

## Study

7'6 x 6'8 (2.29m x 2.03m )

UPVC double glazed window into Conservatory, carpeted flooring, ceiling light point, double panelled radiator.

## Landing

Carpeted flooring, two ceiling light points, double panelled radiator, airing cupboard. UPVC frosted door leading to Balcony. Loft access. Doors lead off to Bedrooms and Family Bathroom.

## Bedroom One

14'8 x 11'7 (4.47m x 3.53m )

UPVC double glazed window to front elevation and two UPVC double glazed windows to the rear elevation. Fitted with a range of wardrobes with hanging and shelving space, overhead storage and two separate cupboards. Double panelled radiator, ceiling light point.

## Bedroom Two

12'0 x 10'8 (3.66m x 3.25m)

UPVC double glazed window to rear elevation, carpeted flooring, double panelled radiator, ceiling light point.

### Bedroom Three

9'4 x 8'7 (2.84m x 2.62m )

UPVC double glazed window to rear elevation, wood effect flooring, double panelled radiator, ceiling light point.

### Family Bathroom

Fitted three piece suite comprising panelled bath with shower over, low level W.C, wash hand basin with separate taps. Tiled walls and tiled flooring, ceiling light point, double panelled radiator. UPVC frosted double glazed window to rear.

### Garage

Integral garage with power and lighting. Remote controlled up and over door. Plumbing for washing machine and dryer. Internal door to Entrance Hall. Wall mounted boiler.

### Outside

To the front, a generous brick paved driveway provides ample off-road parking and leads to the Double Garage. Wooden side gate gives access to a brick pathway leading to the rear garden. To the rear, a lawned garden with mature stocked borders and a paved patio seating area ideal for outdoor entertaining.

### Viewing Arrangements

### Mortgage Advice

### To Make An Offer

### Misrepresentation Act

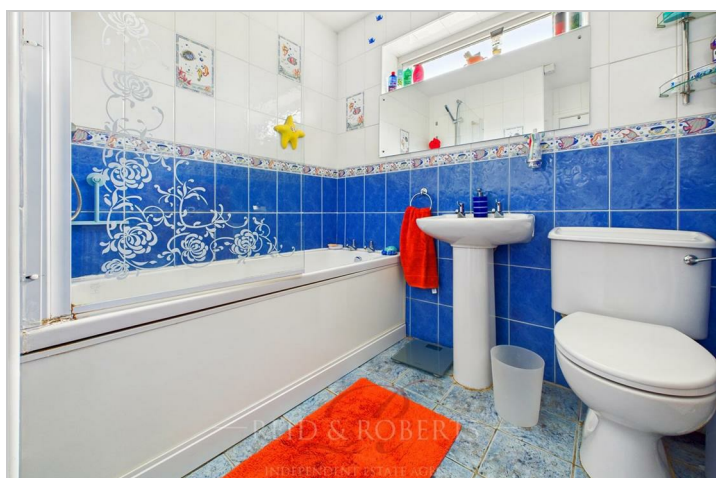
### Money Laundering Regulations

### Services

### Loans

### Hours Of Business

### Floor Plan





Road Map



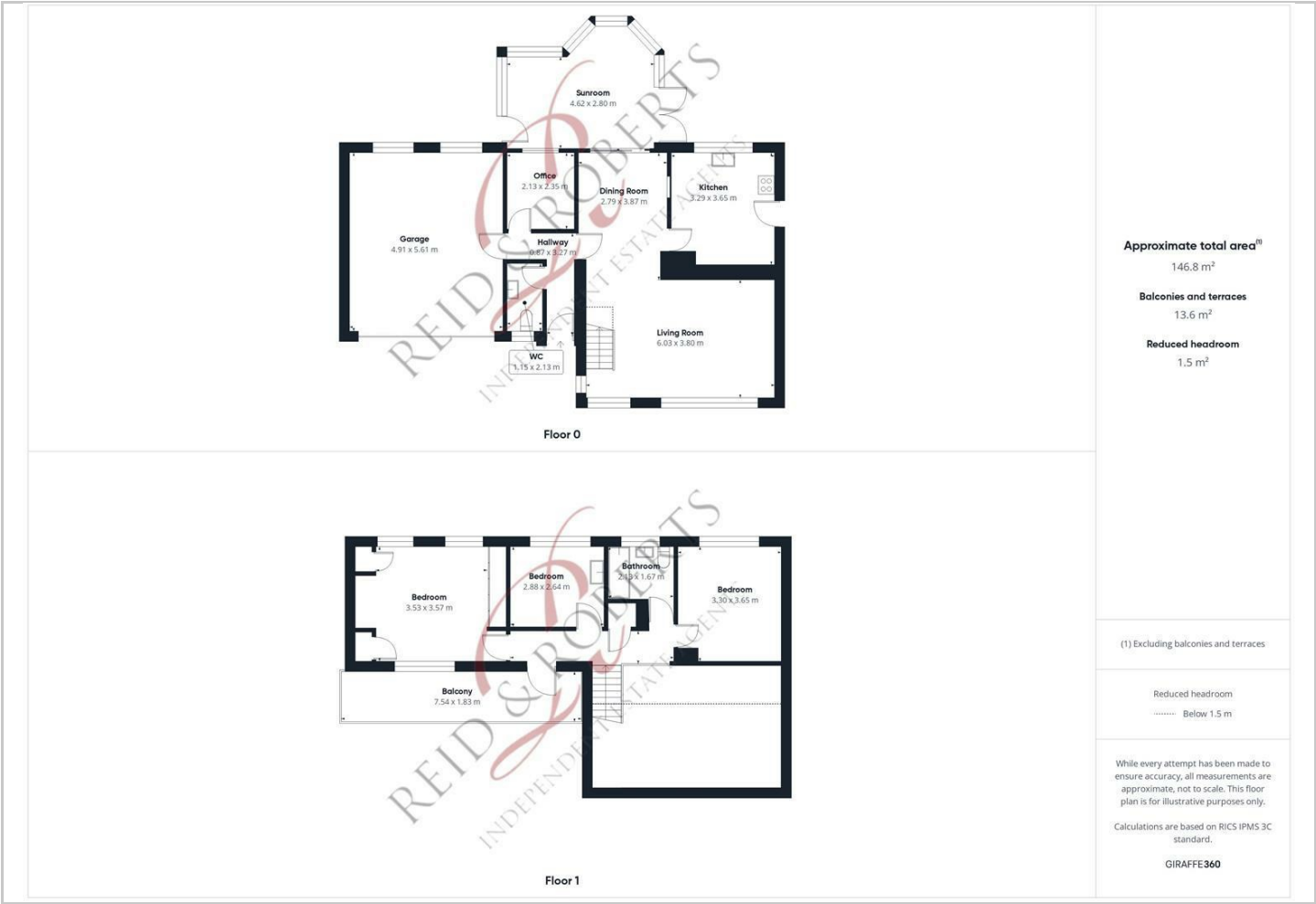
Hybrid Map



Terrain Map



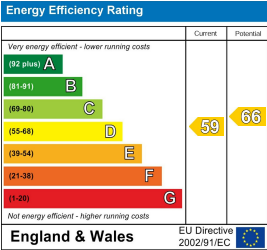
Floor Plan



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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