



Ffordd Uchaf | | Gwynfryn | LL11 5UN

£359,950



ROSE RESIDENTIAL

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Nestled up in the hills overlooking Wrexham, this detached four bedroom bungalow offers truly special, far-reaching views over fields and countryside. Situated on an extensive and private plot, with thoughtfully landscaped gardens full of mature trees, shrubs, and plants. The property comprises of a welcoming conservatory, a central kitchen/dining room and a comfortable living room. There are four bedrooms, including one with en-suite, plus a separate modern shower room.

Entrance

The property can be entered either through the conservatory or side porch/utility space.

Conservatory

20'9" x 13'3" (6.35m x 4.05m)

Constructed in UPVC double glazing with a polycarbonate roof, this room benefits from surrounding views. It has ceramic tiled flooring, radiators, and two sets of patio doors gives dual access to the front and side gardens.

Hallway

A L-shaped hallway links all four bedrooms, a stylish family shower room, and leads back to lounge and conservatory.

Bedroom Three

9'7" x 11'1" (2.94m x 3.38m)

Positioned at the front of the property, this bedroom has a bright, airy feel thanks to the large UPVC double glazed window which captures the countryside views. Finished with laminate flooring and a radiator.





Lounge

18'10" x 12'11" (5.75m x 3.95m)

This light filled reception room is finished with oak flooring and benefits from a large UPVC front facing window that perfectly captures the panoramic countryside views. The room offers a welcoming and comfortable space ideal for both everyday living and relaxation.

Kitchen & Dining Room

22'2" x 11'1" (6.76m x 3.38m)

The kitchen is beautifully appointed in a modern shaker style, featuring a combination of wall, base, and drawer units finished with polished quartz worktops and matching risers. A range of integrated appliances includes an induction hob, stainless steel oven, extractor fan, fridge, and dishwasher. A cleverly designed corner pantry provides excellent additional storage whilst a glazed internal door connects directly to the living room, enhancing the flow of the home. The room also accommodates a generous dining area, with a front facing UPVC double glazed window that frames the far-reaching views, making it an ideal spot to dine or entertain while enjoying the outlook.

Utility/Side Porch

18'1" x 5'11" (5.53m x 1.81m)

A side porch with tiled flooring provides access from both the front and rear gardens and includes plumbing for a washing machine or fridge/freezer with ample storage space. This also leads directly into the Kitchen & Dining Room.

Bedroom One

10'10" x 12'11" (3.31m x 3.95m)

The main bedroom is a spacious double room featuring a modern en-suite shower room for added convenience. A large rear facing UPVC double glazed window offers a beautiful outlook over the garden, filling the room with natural light. Additional features include a radiator and stylish laminate flooring.

En-Suite Shower Room

The en suite is neatly fitted with a modern three-piece suite comprising of a walk-in shower with electric shower unit, low-level WC, and wash hand basin set into a vanity unit for extra storage. The space is finished with contemporary PVC paneling.

Bedroom Two

13'6" x 9'10" (4.14m x 3.00m)

Fitted with mirrored wardrobes, this room makes clever use of space. A rear facing UPVC double glazed window looks out over the rear garden, there is also a radiator and laminate flooring.

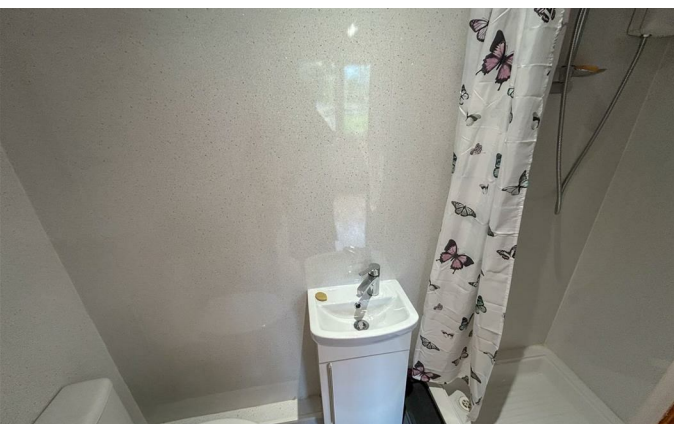
Bedroom Four

8'5" x 7'11" (2.58m x 2.42m)

The smallest of the four bedrooms, but still a spacious bedroom, this room also offers potential to be a home office. There is a side facing UPVC double glazed window, radiator and laminate flooring.

Main Shower Room

A modern fitted shower room with a double shower enclosure (dual-head thermostatic shower), pedestal wash basin, low level WC, and a chrome heated towel rail. The floor is tiled, walls are partially tiled, and the ceiling has recessed downlights and an extractor fan. There is a side facing UPVC double glazed window with privacy glass.



External

Enjoying a pleasant open outlook across the surrounding countryside, the property is set back from the road and approached via a patterned concrete driveway, offering ample off-road parking and access to a single garage with an up-and-over door.

Both the front and rear gardens are well-maintained and offers versatile outdoor space with a mixture of paved and gravel seating areas, complemented by a generous lawn and an array of mature trees, shrubs, and flowering beds.

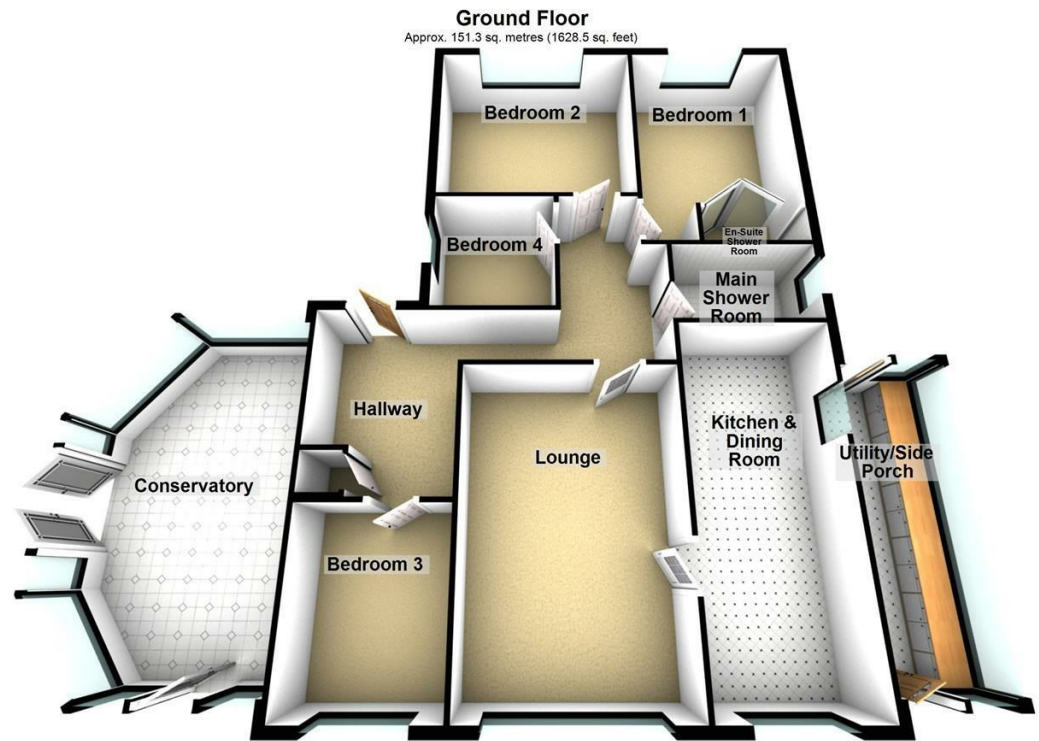
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Ground Floor
Approx. 151.3 sq. metres (1628.5 sq. feet)

Total area: approx. 151.3 sq. metres (1628.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	87
	EU Directive 2002/91/EC	

Wrexham

01978 504001
sales@rose-residential.co.uk