



Bryn Siriol, Wrexham, LL11 3PZ

Price £240,000

Reference: 18241023

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

29 Holt Street, Wrexham, LL13 8DH
 Tel: 01978 353553 Email: sales@wingetts.co.uk
 www.wingetts.co.uk





Description

A CHAIN FREE spacious 3 bedroom detached bungalow with a conservatory and good sized garage positioned on a corner plot in an established residential area within the popular village of Coedpoeth with its good range of convenient shopping facilities, amenities and frequent bus service in Wrexham. The accommodation has the benefit of Upvc double glazing and gas central heating via a combi boiler and briefly comprises a welcoming hall, light and airy lounge with living flame gas fire, kitchen/diner, conservatory overlooking the front and side gardens, 3 bedrooms all with fitted wardrobes and a bathroom with bath and separate shower enclosure. Externally, a gated drive leads to the tandem style double garage and the private gardens extend to the front, side and rear with a mix of lawn, sunny aspect patio areas and a lovely ornamental fish pond. NO CHAIN. Energy Rating - E (53)

LOCATION

The bungalow is located within the popular Village of Coedpoeth which offers a good range of day to day shopping facilities and amenities that include a doctors, dentists, Pharmacy, primary schools and pubs. The Village also has the benefit of a regular public transport service that operates into Wrexham City Centre, and enjoys good communication links to the A483 by-pass which links Wrexham, Chester and Oswestry as well as the major commercial and industrial centres of the region. Located in an elevated setting the Village commands extensive views over Wrexham and the Cheshire Plains.



DIRECTIONS

From Wrexham proceed along the A525 Ruthin Road to the traffic lights and flyover bridge which adjoins the A483 by-pass, continue into the Village of Coedpoeth. After the Spar convenience store on your left, take the right turn into Heol Caradoc, second left into Willow Road and 1st left into Bryn Siriol (Pleasant Mount) where the bungalow will be observed on the right.

ACCOMMODATION

Upvc part glazed entrance door opens to the:

HALLWAY

Having radiator, ceiling hatch to roof space with pull-down loft ladder and six panel white woodgrain effect doors off to all rooms.

LOUNGE

16'8 x 11'9

A light and airy room enjoying a dual aspect with upvc double glazed windows to front and side, living flame gas fire set within surround on a marble hearth, radiator, deep coving to ceiling and wall light point.

KITCHEN/DINER

10'3 x 9'1

Fitted with a range of timber trimmed base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, five ring gas hob with stainless steel extractor hood above, Meile double oven/grill, plumbing for washing machine, space for under counter fridge, part tiled walls, upvc double glazed window, radiator, built-in storage cupboard and part glazed external door leading to the:

CONSERVATORY

12'0 x 10'1

Upvc double glazed windows on a brick plinth enjoying a pleasant overlooking the side garden, double external doors and radiator.

BEDROOM ONE

12'4 x 9'4

Upvc double glazed window to rear, radiator, fitted wardrobes and coving to ceiling.

BEDROOM TWO

10'7 x 8'9

Fitted with full width wardrobes, upvc double glazed window overlooking the rear garden, radiator and coving to ceiling.

BEDROOM THREE

9'5 x 8'3

Upvc double glazed window, radiator, three door fitted wardrobe and coving to ceiling.

BATHROOM

9'2 x 6'1

Appointed with a four piece bathroom suite of shower enclosure, bath with mixer tap, wash basin and w.c set within vanity cupboard, chrome heated towel rail, fully tiled walls, tiled flooring, upvc double glazed window, extractor fan and shaver point.

OUTSIDE

The property is approached via a gated brick paved driveway providing parking for two cars and leading to the:

GARAGE

25'9 x 8'2

A double tandem style garage having hinged double doors, rear window and side personal door.

GARDENS

A paved path then continues to the entrance door and into the front garden which features a lovely ornamental fish pond, trellis topped privacy fencing and flowerbed. The path continues to the side garden which offers a lovely private and sunny aspect seating area which is ideal for outdoor entertaining. The brick paved path then continues into the rear garden which includes a lawned area, established trees, hedging and a greenhouse. The bungalow has the benefit of PVC soffits and fascia boards.

COUNCIL TAX BAND - D