

# Wingetts

More than just estate agents



## 7 Glyn Avenue , Wrexham, LL12 8DF

A spacious and superbly presented 3 double bedroom detached bungalow with garage and lovely private rear garden situated in the sought after area of Garden Village within easy walking distance of the local shops and frequent Wrexham to Chester bus service. This beautiful bungalow offers excellent entertaining space both inside and out and briefly comprising an enclosed entrance porch, welcoming hall with Oak veneer doors, cloaks/washroom, light and airy lounge with living flame gas fire, dining room adjoining a stylishly appointed fitted kitchen with integrated dishwasher, washing machine, fridge freezer and microwave. A Garden room enjoys a pleasant aspect and the rear hall with Oak veneer connects to the 3 double bedrooms with the main bedroom having a range of fitted wardrobes, dressing table and drawer units. The family shower room is appointed with a modern white suite to include a double width shower. Externally, a dual entrance brick paved drive leads to the garage with the convenience of an electric door and gated side access opens to a useful covered area. The sunny aspect rear garden features an Indian stone paved patio for BBQ's, shaped lawn, summerhouse, shed and flower beds all enclosed to provide a safe family environment. Energy Rating - D (61)

Price £400,000

# 7 Glyn Avenue

, Wrexham, LL12 8DF



- A spacious and superbly presented detached bungalow
- Cloakroom/w.c, light and airy lounge
- Three double bedrooms
- Sunny aspect rear garden
- Situated in the sought after area of Garden Village
- Dining room, garden room
- Modern shower room
- Enclosed entrance porch, welcoming hallway
- Stylishly fitted kitchen
- Private driveway, garage

## LOCATION

## DIRECTIONS

## ACCOMMODATION

## ENCLOSED PORCH

## HALLWAY

## CLOAKROOM/W.C

## LOUNGE

18'3 x 11'8 (5.56m x 3.56m )

## DINING ROOM

12'8 x 9'2 (3.86m x 2.79m )

## KITCHEN

11'10 x 8'5 (3.61m x 2.57m )

## GARDEN ROOM

11'5 x 8'0 (3.48m x 2.44m )

## REAR HALL

## BEDROOM ONE

13'5 x 9'9 (4.09m x 2.97m )

## BEDROOM TWO

15'8 x 9'8 (4.78m x 2.95m )

## BEDROOM THREE

9'9 x 9'2 (2.97m x 2.79m )

## SHOWER ROOM

8'6 x 5'8 (2.59m x 1.73m )

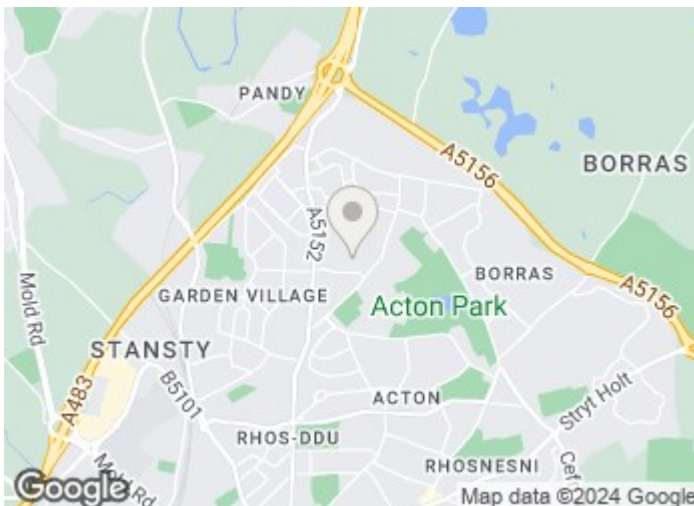
## OUTSIDE

## GARAGE

17'6 x 8'8 (5.33m x 2.64m )

## GARDENS

## COUNCIL TAX BAND - F



[Directions](#)





# Floor Plan

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