



## 28 Glyn Avenue , Wrexham, LL12 8DF

Presented to an exemplary standard is this 4 bedroom detached family home with double garage and lovely gardens to entertain both children and adults that includes a garden room, located in the highly sought after area of Garden Village with its excellent range of amenities and frequent nearby bus service to Wrexham and Chester. The spacious accommodation is well worthy of a viewing and briefly comprises an enclosed entrance porch opening to a welcoming hall with useful store cupboard, large lounge with access onto the walk on balcony that overlooks the rear garden, family dining room, stylishly appointed fitted kitchen with under floor heating, granite work surfaces including a central island and tv area. The lower ground floor landing gives access to the 4 double bedrooms ( 1 with en-suite shower room ), family bathroom with bath and separate oversized shower, utility and store cupboard. Externally, a double width drive provides ample parking, double garage with electric door, front garden and courtyard area. The rear garden is a particular feature with 2 patio areas for outdoor dining, shaped lawned garden, block paved pathways and the garden room with French doors, lighting and power. Energy Rating - D (68)

**Offers In Excess Of £400,000**

# 28 Glyn Avenue

, Wrexham, LL12 8DF



- Detached family house
- Lounge with walk-on balcony
- Four bedrooms (1 en-suite)
- Gardens to front and rear
- Enclosed porch
- Family dining room
- Family bathroom, utility room
- Welcoming hall
- Kitchen/breakfast/day room
- Double width driveway, garage

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## ENCLOSED PORCH

## WELCOMING HALL

## CLOAKROOM/W.C

## LOUNGE

20'9 x 11'8 (6.32m x 3.56m )

## DINING ROOM

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

## KITCHEN/BREAKFAST/DAY ROOM

20'8 x 10'5 (6.30m x 3.18m )

## LOWER GROUND FLOOR

## BEDROOM ONE

11'7 x 11'7 (3.53m x 3.53m )

## EN-SUITE

## BEDROOM TWO

13'5 x 8'5 (4.09m x 2.57m )

## BEDROOM THREE

11'8 x 8'0 (3.56m x 2.44m )

## BEDROOM FOUR

8'7 x 8'4 (2.62m x 2.54m )

## FAMILY BATHROOM

13'6 x 5'5 (4.11m x 1.65m )

## UTILITY ROOM

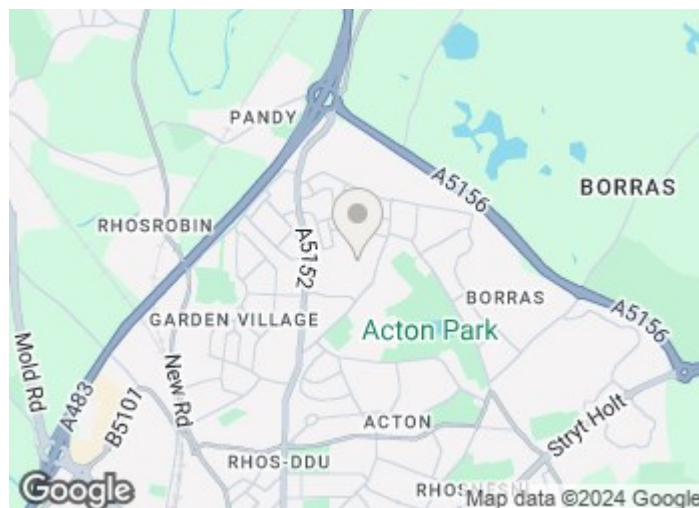
10'4 x 8'6 (3.15m x 2.59m )

## OUTSIDE

## SUMMERHOUSE

15'0 x 14'4 (4.57m x 4.37m )

## COUNCIL TAX BAND - F



[Directions](#)





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	