

# Wingetts

More than just estate agents



## **3-4 Willow Cottage Glan-Llyn Road, Bradley, Wrexham, LL11 4AY**

**Price £425,000**

Set within large level gardens extending to approximately 0.42 acres is this beautifully presented double fronted detached house offering 4 double bedrooms and 2 bath/shower rooms, with charming features located on the fringe of the village of Bradley with its excellent road links and access to a variety of convenient shopping and social amenities. The accommodation has been well maintained by the current owners and briefly comprises an entrance hall with cloaks/w.c. off, spacious lounge with the warmth of a multi fuel stove within illuminated chimney breast, tv room, good sized kitchen breakfast room and formal dining room. The 1st floor landing gives access to the 4 double bedrooms, a home office/games area, shower room and an impressive family bathroom with freestanding bath. Externally, the private drive continues through double gates to further parking/turning area, double garage, car port, paved patio area with flower beds and the large mainly lawned garden with a variety of fruit trees. Energy Rating - E (49)

#### LOCATION

The village of Bradley is situated 3 miles from Wrexham city centre and has the benefit of a supermarket, variety of shops, schools and amenities within close proximity as well as a train station. Good road links allow for daily commuting to Chester, Mold and Wrexham. The picturesque Alyn Waters Country Park is nearby providing pleasant walks.

#### DIRECTIONS

Proceed from Wrexham city centre proceed along Rhosddu Road into New Road and continue for 2 miles towards the village of Llay. At the Toyota Garage, turn left onto Glan-Llyn Road and after approx ½ a mile the property will be observed on the right just before the Little Meadows development.

#### ON THE GROUND FLOOR

Private entrance door opening to:

#### HALLWAY

With tiled floor, window to side and four panel door opening to:

#### CLOAKS/W.C

Appointed with a wall mounted wash basin, close coupled w.c, radiator, fully tiled walls, extractor fan, tiled flooring and window.

#### LOUNGE 26'4 x 11'3 (8.03m x 3.43m)

Having charming features is this lovely reception room that includes exposed beams to ceiling, wood flooring, exposed brick chimney breast with illuminated multi fuel burner with tiled hearth, three wall light points, upvc double glazed French doors leading to the rear garden, upvc double glazed window to side and connecting door to kitchen and double doors to:

#### T.V ROOM 13'4 into bay x 11'6 (4.06m into bay x 3.51m)

Living flame gas fire set within surround, exposed beams to ceiling, upvc double glazed bay window to front and radiator.

#### DINING ROOM 11'9 x 11'5 (3.58m x 3.48m)

Upvc double glazed bay window to front, radiator, exposed beams to ceiling, chimney breast with open fire and tiled hearth, upvc double glazed window to side and stairs to first floor landing.

#### KITCHEN/BREAKFAST ROOM 26'4 x 10'8 (8.03m x 3.25m)

A sociable entertaining space with the kitchen area fitted with a range of base and wall units with ample work surface areas incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above, space for cooker with extractor hood above, integrated fridge, plumbing for washing machine, plumbing for dishwasher, display cabinets, under unit lighting, tiled flooring, coat hanging space, radiator, upvc double glazed window and upvc part glazed external door leading to the rear garden. The breakfast area includes exposed brick former chimney breast with gas point and timber mantel, upvc double glazed window to side, radiator and exposed beams to ceiling.

#### ON THE FIRST FLOOR

Approached via the staircase from the dining room to:

#### LANDING

With four panel doors off to all rooms.

#### BEDROOM ONE 13'1 x 11'6 (3.99m x 3.51m)

Attractive upvc double glazed bay window to front, radiator and coving to ceiling.

#### BEDROOM TWO 11'9 x 10'2 (3.58m x 3.10m)

Upvc double glazed bay window to front, radiator, coving to ceiling and built-in storage cupboard housing the Worcester gas combination boiler with shelving.

#### BEDROOM THREE 14'8 x 11'1 (4.47m x 3.38m)

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

#### BEDROOM FOUR 10'9 x 9'2 (3.28m x 2.79m)

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

#### HOME OFFICE/GAMES AREA 11'4 x 10'4 (3.45m x 3.15m)

A versatile room with inset ceiling spotlights, upvc double glazed window to side, radiator and ornamental cast iron fireplace.

#### SHOWER ROOM 7'7 x 7'1 (2.31m x 2.16m)

Appointed with a low flush w.c, pedestal wash basin, oversized shower enclosure with electric shower unit, inset ceiling spotlights, upvc double glazed window, fully tiled walls, extractor fan and chrome heated towel rail.

#### BATHROOM 11'0 x 9'0 (3.35m x 2.74m)

Beautifully appointed to an excellent standard including a wash bowl with mixer tap on vanity unit, double ended bath with free standing central mixer tap and hand held shower take-off, close coupled w.c, upvc double glazed window, part tiled walls, coving to ceiling, chrome heated towel rail and inset spotlights.

#### OUTSIDE

The property is approached along a private driveway providing parking for 2-3 cars alongside a front garden with path to entrance door. Double gates to the driveway leads to a further parking and turning area giving access to:

#### DOUBLE GARAGE 19'4 x 18'4 (5.89m x 5.59m)

Having double hinged doors to front, lighting, power sockets, inspection pit and gardeners w.c.

#### GARDENS

A paved patio area offers space for outdoor dining with external lighting and flowerbeds. The large mainly level rear garden provides a fantastic children's play area and includes a variety of fruit trees and ornamental lighting.

#### PLEASE NOTE

A development/overage clause will be included within the contract that gives the seller a share of the future value increase of the property or land should a new owner obtain residential planning consent. The seller will be entitled to 30% of any increase in the market value attributable to the grant of planning permission for a period of twenty years from the completion date.





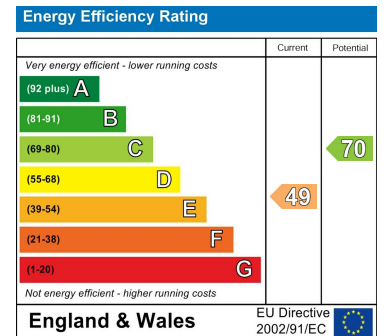
# Floor Plan



# Area Map



# Energy Efficiency Graph



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