



25 Ffordd Glyn, Wrexham, LL13 7QN

Price £425,000

An immaculately presented 4 bedroom detached family home with spacious conservatory overlooking the south facing rear garden located within the highly sought development of Coed y Glyn within walking distance of the picturesque Erddig National Trust Parkland and both Primary and Secondary Schools. The accommodation briefly comprises a canopy porch, entrance vestibule leading to the welcoming hall with attractive staircase, recently upgraded cloaks/w.c., well proportioned lounge with fireplace, sociable open plan kitchen dining room appointed to an excellent standard with shaker style base and wall cupboards with granite works surfaces and integrated appliances, lovely sized conservatory, ground floor cloaks/w.c. and door to garage. The 1st floor galleried landing connects the 4 well proportioned bedrooms and a family bathroom which includes a bath and separate shower enclosure. Externally, a double width drive alongside a lawned garden leads to the garage with electric door and utility area. The enclosed rear garden offers an excellent entertaining space with brick paved patio, lawned garden and flower beds. Energy Rating - D (63)

LOCATION

The residential development of Coed Y Glyn has long been regarded as a highly sought after residential area adjoining the picturesque National Trust Parkland of Erddig and yet within easy reach of Wrexham City Centre which has an excellent range of High Street shopping facilities and social amenities to include restaurants, pubs, health clubs, etc. There are excellent road links to the major commercial and industrial centres of the region including the Wrexham industrial estate, Wrexham Maelor Hospital and Glyndwr University. The property is within the catchment area for the highly regarded St Joseph's secondary school and Victoria primary school.

DIRECTIONS

Proceed towards Wrexham City Centre along the Mold Road passing the football ground and Wrexham general train station on the left hand side, continue into the right hand lane bearing right at the traffic lights and into the left hand lane, continue over the bridge and proceed across the next roundabout through the next set of traffic lights into Victoria Road and again across the next roundabout into Fairy Road. Take the third turning into Sontley Road and proceed past St Josephs school on the right hand side taking the 2nd right hand turn into Ffordd Glyn. Continue past the turning for Trem y Nant and the property will be observed on the left.

ON THE GROUND FLOOR

Canopy entrance porch with chrome up and down lights either side of a upvc part glazed door with matching side window panels opening to:

VESTIBULE

Having tiled flooring, coat hanging area, exposed brickwork and an open aspect into the:

WELCOMING HALLWAY

Featuring an attractive staircase with oak balustrade, wood effect flooring, radiator, alarm control panel, six panel white woodgrain effect doors off to all rooms and integral door to the garage.

CLOAKS/W.C

Recently appointed with a modern suite of wall hung wash basin with vanity unit below, w.c with concealed cistern and dual flush, upvc double glazed window, part tiled walls with chrome trim, tiled floor and radiator.

LOUNGE 15'8 x 12'0 (4.78m x 3.66m)

A light and airy reception room having the warmth of a living flame gas fire set within a stone surround and hearth, upvc double glazed window to front with radiator below, coving to ceiling and upvc double glazed French doors with side glass panels opening to the:

CONSERVATORY 19'2 x 9'7 (5.84m x 2.92m)

An excellent addition with upvc double glazed windows on a brick and plastered plinth enjoying a pleasant aspect over the south facing rear garden, tiled flooring, warm air and air conditioning unit, wall lights, French doors and side personal door leading to the rear garden.

KITCHEN/DINING ROOM 21'1 x 8'5 (6.43m x 2.57m)

Beautifully appointed with a range of shaker style base and wall cupboards complimented by granite work surface areas incorporating a Frankie 1 ½ bowl inset sink unit with mixer tap and ingrained drainer, upvc double glazed window above

overlooking the rear garden, Neff double oven/grill, Bosch four ring electric hob, Bosch stainless steel extractor hood above, Bosch integrated dishwasher, Bosch integrated fridge, under unit lighting, glass display cabinet, inset ceiling spotlights, upvc part glazed external door and tiled flooring that continues to the dining area with radiator and French door to the conservatory.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, ceiling hatch to roof space, six panel white woodgrain effect doors off to all rooms and upvc double glazed window.

BEDROOM ONE 15'8 x 11'9 (4.78m x 3.58m)

Upvc double glazed windows to front and rear, radiator, coving to ceiling, dado rail and two useful built-in wardrobes.

BEDROOM TWO 11'6 x 9'6 (3.51m x 2.90m)

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

BEDROOM THREE 9'1 x 8'2 (2.77m x 2.49m)

Upvc double glazed window to front, radiator, coving to ceiling and built-in wardrobe.

BEDROOM FOUR 9'4 x 5'6 (2.84m x 1.68m)

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

BATHROOM 10'9 x 5'9 (3.28m x 1.75m)

Appointed with a four piece white suite of pedestal wash basin, low flush w.c, bath with mixer tap, electric shower over and splash screen, corner shower enclosure with mains thermostatic shower, part tiled walls, tiled flooring and upvc double glazed window.

OUTSIDE

The property is approached along a double width driveway providing parking and leading to the:

GARAGE 16'7 x 9'2 (5.05m x 2.79m)

Recently fitted electric door for ease of use, belfast style sink with hand held shower head, plumbing for washing machine, space for tumble dryer, wall mounted Worcester gas combination boiler, upvc double glazed window to side, lighting and power points.

GARDENS

The front garden is mainly lawned and bordered with flowerbeds. A patterned path leads through the side access gate into the rear garden which is a particular feature of the property enjoying a south facing aspect together with a good degree of privacy. The garden includes a shaped brick paved patio area which is ideal for outdoor entertaining, lawned garden, well stocked borders, cold water tap, lighting and space for garden shed, all of which is enclosed to provide a safe family environment.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Conveyancing . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.





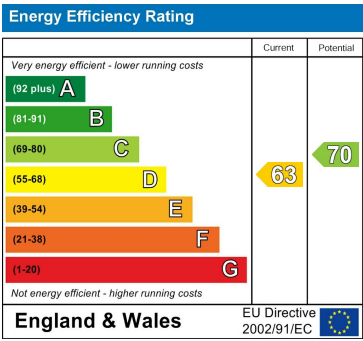
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.