



16 Glyndwr Road , Wrexham, LL12 8DG

A stunning 4/5 bedroom detached family home with separate 1 bedroom detached annexe set within large beautifully established gardens enjoying a South facing aspect and excellent degree of privacy. Located within the highly regarded area of Garden Village with its good range of facilities and frequent bus service. The spacious light and airy accommodation is arranged over 2 floors and briefly comprises a welcoming hall with stairs to 1st floor, impressive lounge with French doors opening to the rear garden, conservatory, sitting room/dining room with an open aspect to the fitted kitchen, 2 double bedrooms and a ground floor shower room. The 1st floor landing gives access to the principal bedroom with balcony overlooking the rear garden, en-suite shower room and fitted wardrobes. 2 further bedrooms or a dressing room if preferred, shower room and a family bathroom with double ended bath. Externally, a gravelled drive provides ample parking, detached garage, utility room, potting shed, large lawned garden with stone paved patio and the annexe with its kitchen/living room, double bedroom, wash room and shower. Viewing highly recommended. Energy Rating - D (57)

Price £550,000

16 Glyndwr Road , Wrexham, LL12 8DG



- Stunning detached family home
- Conservatory, sitting/dining room
- Ground floor shower room
- Driveway, garage, gardens
- With separate detached annexe
- Fitted kitchen
- Three bedrooms to first floor
- Welcoming hall, lounge
- Two bedroom to ground floor
- Shower room & family bathroom

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

WELCOMING HALLWAY

CLOAKROOM

LOUNGE

20'8 x 18'0 (6.30m x 5.49m)

CONSERVATORY

13'3 x 10'5 (4.04m x 3.18m)

SITTING ROOM/DINING ROOM

17'9 x 11'9 (5.41m x 3.58m)

KITCHEN

14'7 x 8'3 (4.45m x 2.51m)

INNER HALL

BEDROOM TWO

12'9 x 11'4 (3.89m x 3.45m)

BEDROOM THREE

10'9 x 11'9 (3.28m x 3.58m)

SHOWER ROOM

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

20'8 max x 13'7 (6.30m max x 4.14m)

EN-SUITE

BEDROOM FOUR

10'3 x 8'6 (3.12m x 2.59m)

BEDROOM FIVE/DRESSING ROOM

10'0 x 9'2 (3.05m x 2.79m)

SHOWER ROOM

FAMILY BATHROOM

10'5 x 8'5 (3.18m x 2.57m)

OUTSIDE

DETACHED GARAGE

19'4 x 12'0 (5.89m x 3.66m)

GARDENS

UTILITY ROOM

11'9 x 8'4 (3.58m x 2.54m)

DETACHED ANNEXE

OPEN PLAN SITTING ROOM/KITCHEN

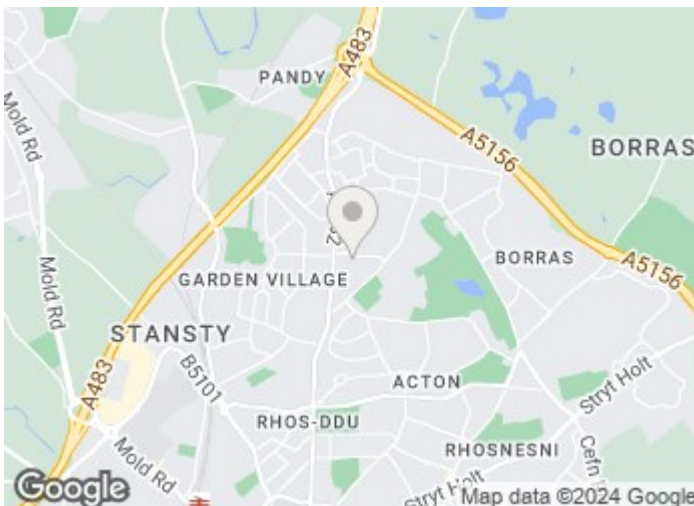
15'4 x 10'2 (4.67m x 3.10m)

BEDROOM

11'5 x 7'9 (3.48m x 2.36m)

SEPARATE WASH ROOM

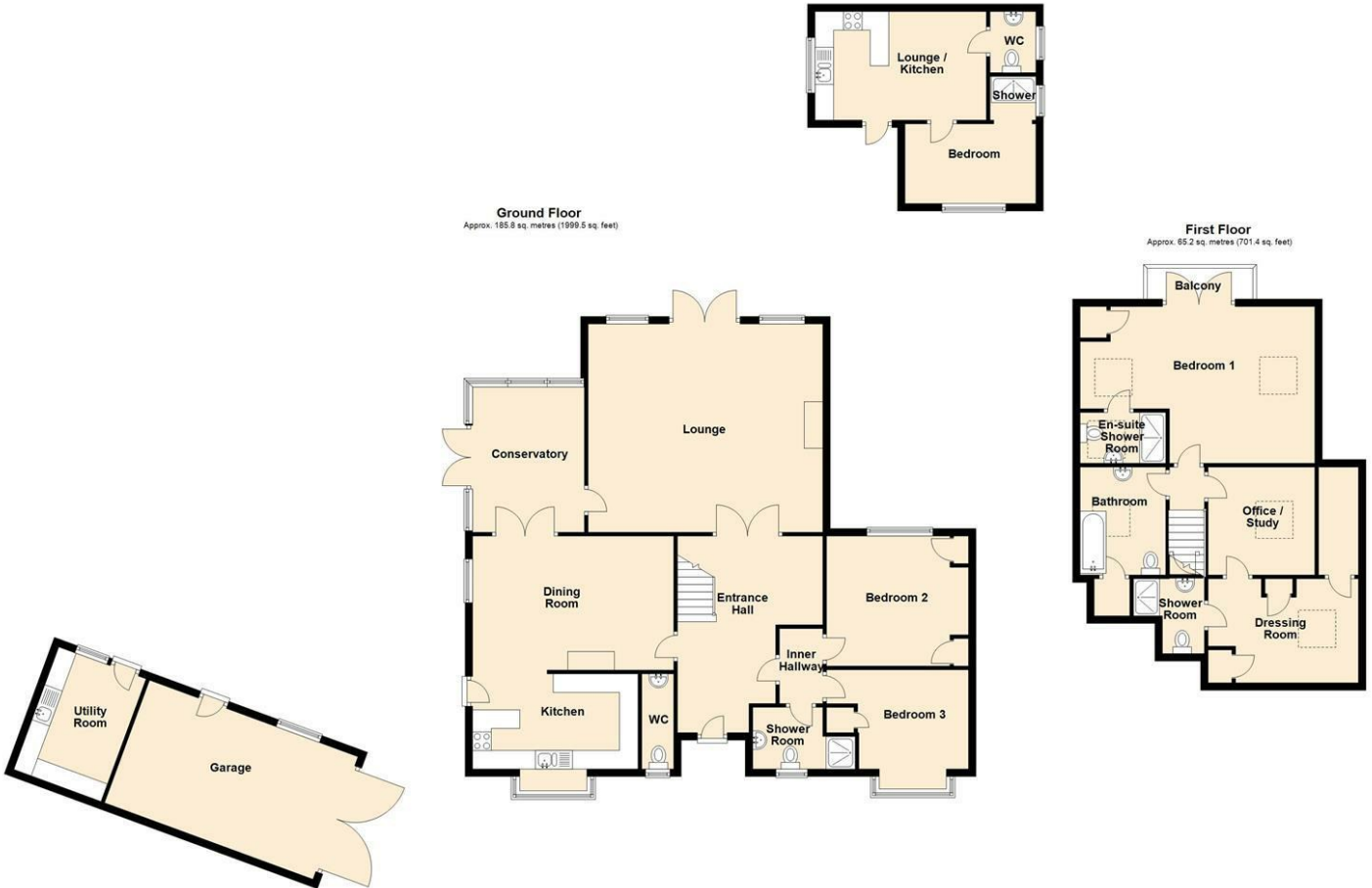
COUNCIL TAX BAND - E



Directions



Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	74