

# BOWEN

PROPERTY SINCE 1862



Asking Price £225,000

Weirglodd, 14 Bryn Glas, Rhosllanerchrugog,  
Wrexham LL14 2EB

🏠 3 Bedrooms

🚿 1 Bathroom



## Weirglodd, 14 Bryn Glas, Rhosllanerchrugog, Wrexham LL14 2EB



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### General Remarks

This three bedroom semi-detached house is located on one of the sought after cul-de-sacs in the village, just a few hundred metres from the main high street. The property has been modernised and maintained by the current owners to an exceptionally high standard and an internal inspection of the property is strongly advised to fully appreciate everything it has to offer. Double glazed throughout and with a combination boiler, the beautifully presented living accommodation briefly comprises an entrance hallway, living room which is open plan to the spacious kitchen/diner with quartz worktops, landing, main bedroom with built-in wardrobes, further two bedrooms, one of which also has built-in wardrobes, and a family bathroom with a white suite. There is also a utility room and a cellar room which are both accessed from the rear garden.

**Location:** The property is located in perhaps the most sought after cul-de-sac in the village only a couple of hundred yards from the village centre. Rhos is a thriving village community which provides wide-ranging schooling, shopping and other social amenities including a Health Centre and a Theatre. The village is situated some three miles from Wrexham and only two miles from the nearest access-point onto the A483 city by-pass by the Travel Lodge/Starbucks roundabout, from where there is dual carriageway access to Chester (16 miles) and the north west motorway network beyond.

### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** PVCu double glazed door and side panels to the front elevation. Radiator. Wood-effect flooring.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



**Living Room:** 11' 5" x 10' 8" (3.48m x 3.24m) PVCu double glazed window to the front elevation. Wood burner-style electric heater. Radiator. Wood-effect flooring. Arch through to the Kitchen/Diner.

**Kitchen/Diner:** 18' 1" x 11' 6" (5.52m x 3.51m) Two PVCu double glazed windows to the rear elevation. PVCu double glazed door to the side elevation. Good quality wall and base units. Quartz work-tops and splash-backs. Belfast sink with mixer tap. Integral electric oven and hob. Cooker hood. Integral fridge. Integral microwave. Down-lighters. Tile-effect flooring to the Kitchen. Wood-effect flooring in the Diner. Radiator. Understairs storage cupboard.

#### On The First Floor:

**Landing:** PVCu double glazed window to the side elevation.

**Bedroom 1:** 11' 11" x 9' 0" (3.62m x 2.75m) to the wardrobes. Double glazed window to the rear elevation. Radiator. Wood-effect flooring.

**Bedroom 2:** 10' 8" x 9' 3" (3.24m x 2.82m) to the wardrobes PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring. Built-in wardrobes.









**Bedroom 3:** 6' 8" x 6' 5" (2.04m x 1.95m) PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring.

**Bathroom:** 8' 2" x 6' 3" (2.50m x 1.91m) Double glazed window to the rear elevation. White three piece suite comprising a p-shaped panelled bath with shower over, low level w.c. and wash hand basin set into cabinet. Heated towel rail. Tile-effect flooring.

**Utility Area:** Accessed from the rear garden. Plumbing for washing machine. Space for fridge freezer. Space for tumble dryer. "Vaillant" combination boiler.

**Outside:** Externally there is a low maintenance gravelled garden to the front of the property together with a patterned concrete driveway to the side providing Off-Road Parking leading up to the Car Port. The rear garden, which is another major selling point, combines a patterned concreted Patio with access to the Garden Room. Behind the Patio there are steps down to a lawned section.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Vaillant" gas-fired combination boiler situated in the Utility Area.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 68|D.

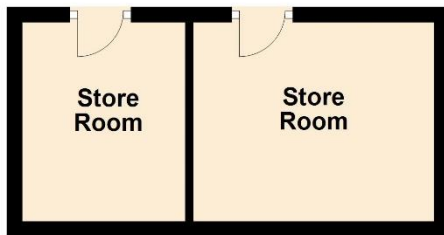
**Council Tax Band:** The property is valued in Band "C".

**Directions:** For satellite navigation purposes use the post code LL14 2EB. Leave the A483 city by-pass at exit 3 by the Starbucks and Travel Lodge roundabout at which take the exit signposted B5605 Johnstown. Continue for just over one mile to the first set of traffic lights at which turn right. Continue up Hill Street to a mini-roundabout at which proceed straight over onto Market Street. Take the first left onto Brook Street and then the second left into Bryn Glas, when the property will be observed on the right-hand side of the road.



## Basement

Approx. 14.1 sq. metres (151.4 sq. feet)



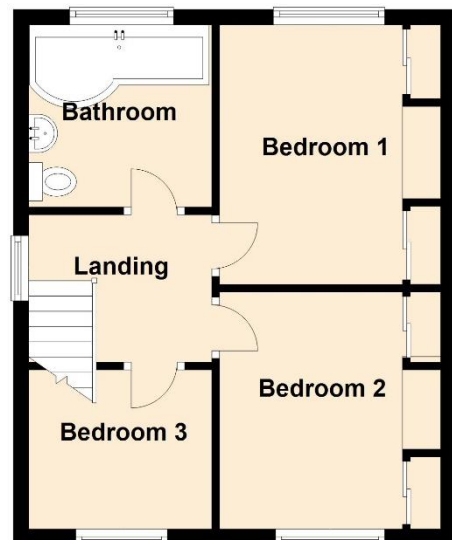
## Ground Floor

Approx. 51.5 sq. metres (554.2 sq. feet)



## First Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



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