

# BOWEN

PROPERTY SINCE 1862



Asking Price £335,000

3 Bedrooms 2 Bathrooms

3 Maes Celyn, Coed Y Glyn,  
Wrexham LL13 7QG



## 3 Maes Celyn, Coed Y Glyn, Wrexham LL13 7QG

### General Remarks

A modern and spacious detached residential bungalow offering bright three bedroom and two bathroom accommodation with two reception rooms and recently refitted breakfast kitchen. The property is double glazed and centrally heated from a modern gas-fired boiler and occupies level gardens with double-width driveway to brick garage. The property is located within sought-after surroundings on the fringe of the town close to Erddig National Trust.

### Accommodation

**Spacious Reception Hall:** 16' 0" x 14' 11" (4.87m x 4.55m) maximum. Approached through a lead-lighted and double glazed door. Parquet-effect laminate flooring. Coved finish to ceiling. Door-chimes. Radiator. Smoke alarm. Cloaks cupboard containing hanging rail and fitted shelving. Airing cupboard with airing shelves. Intruder alarm control. Loft access-point to insulated roof space.

**Lounge:** 16' 8" x 14' 10" (5.07m x 4.52m) A bright room having double glazed windows to return elevations. Focal point fireplace with marbled hearth and timber surround. Television aerial point. Parquet laminate flooring. Coved finish to ceiling. Television aerial point. Double doors to:



**Dining Room:** 12' 10" x 9' 10" (3.92m x 2.99m) Parquet laminate floor. Radiator. Double glazed window. Television aerial point.

**Breakfast Kitchen:** 12' 10" x 10' 6" (3.91m x 3.20m) Recently refitted with a range of flush-fitting high gloss white laminate-fronted units comprising stainless steel single drainer sink unit set into a range of base storage cupboards including drawer pack with deep pan drawers set beneath laminate grey granite-effect topped work surfaces. Range of matching suspended wall cupboards. Tall pantry unit. Inset four-ring halogen hob having stainless steel backing plate with stainless steel finished cooker hood above. Breakfast bar with stools having surface to match work areas. Radiator. Double glazed window. Double glazed back door. Coved finish to ceiling. Grey toned laminate timber-effect flooring. Wall mounted "Worcester" gas-fired combination-type central heating boiler.

**Utility Area:** 7' 4" x 2' 11" (2.24m x 0.90m) Space with plumbing for automatic washing machine. Space for upright fridge freezer. Double glazed window. Laminate flooring to match Kitchen. Ceiling spot-lights.

**Bedroom 1:** 16' 6" x 9' 11" (5.04m x 3.01m) Coved finish to ceiling. Double glazed window. Radiator.

**En-Suite Shower Room:** 5' 9" x 3' 11" (1.75m x 1.19m) Fitted with a three piece white suite having range of chrome finished fittings comprising close flush w.c., pedestal wash hand basin and double width shower tray having enclosing cubicle. Full tiling to walls and floor. Ceiling spot-lights with extractor fan.

**Bedroom 2:** 11' 5" x 10' 4" (3.47m x 3.16m) Laminate parquet flooring. Radiator. Coved finish to ceiling. Double glazed window. Built-in wardrobe.

**Bedroom 3:** 9' 9" x 7' 5" (2.96m x 2.25m) Laminate parquet flooring. Radiator. Coved finish to ceiling. Double glazed window. Built-in wardrobe.

**Bathroom:** 5' 2" x 4' 11" (1.57m x 1.49m) Fitted with a modern three piece white suite having range of chrome finished fittings comprising a close flush w.c., pedestal wash hand basin and panelled bath with a chrome shower above from a mixer tap attachment. Full tiling to walls and floor. Natural light from sun-pipe. Ceiling spot-lights incorporating extractor fan. Wall mounted mirror-finished medicine cabinet.

**Outside:** The property occupies a fan-shaped corner plot that widens to the rear. At the front there is a lawned garden together with a double-width Parking Driveway finished with tarmacadam. There is a quarry tiled step to the front door. To the right-hand elevation there is a field-style gate which is wide enough for vehicular access. To the left-hand elevation there is a detached brick-built Garage fitted with up and over door. It is believed that the flat roof above the Garage was replaced in recent years. At the rear of the property there is a paved Patio Area leading to lawns with hedge boundaries to side and fence panels to the rear. The garden is laid mainly to lawn for ease of maintenance.

**Services:** Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations.

The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination-type boiler situated in the Kitchen.

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















**Note:** During 2024 the property was subject to an insurance claim to arrest some former movement at the property and a Certificate of Structural Adequacy has subsequently been provided. The works carried out to the property generally consisted of super-structure crack repairs and associated re-decorations. The work was undertaken by Dunham Building & Civil Engineering Limited. It is understood that a purchaser of the property may seek continued cover from the current Insurer, Midas Underwriting-Ageas. A copy of the Certificate of Structural Adequacy is available from the Agents.

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

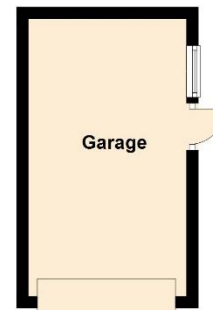
**EPC:** EPC Rating – 63|D.

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

**Directions:** From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn left onto Bradley Road. At the roundabout continue across and continue to the traffic lights at the junction with the Ruthin Road continuing straight across onto Victoria Road. At the roundabout proceed straight across onto Fairy Road and continue, taking the right-hand turning onto Sontley Road. Continue past St. Josephs School and through the traffic calming measures and past the left-hand turning for Percy Road before taking the next right-hand turning onto Ffordd Glyn into the Coed y Glyn development. Continue and take the second turning right into Trem yr Eglwys, bearing first left into Maes Celyn, when the property will be observed towards the head of the cul-de-sac.

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## Ground Floor

Approx. 121.1 sq. metres (1303.7 sq. feet)



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