

# BOWEN

PROPERTY SINCE 1862



Asking Price £350,000

3 Bedrooms 1 Bathroom

Rosslyn, 36 Glyndwr Road,  
Wrexham LL12 8DG



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### General Remarks

NO CHAIN. An individual mature detached bow fronted two reception room / three bedroom family home with garage and 55' south facing rear garden in a sought after location between Garden Village Shops and Box Lane.

This individual property was built in the early 1950's in a traditional style of brick-faced external cavity walls, since insulated, with full height bow windows to front and rear beneath a hipped slated roof. It comprises a recessed porch; entrance hall and two separate reception rooms with woodblock floors; refitted beech breakfast kitchen with split-level cooker and walk-in pantry; covered side way with doors to front and rear, WC, storeroom, utility room and internal access to the garage. Upstairs an airy landing leads to two double and one single bedrooms serviced by a bathroom and separate WC. The house is fully PVCu double glazed and gas centrally heated from a "Worcester" combi boiler installed in December 2024. Outside a gated drive accesses an attached side garage and lawned front. Gated access to the level rear which is predominantly grassed with a southerly aspect and average depth of 55' (16.76m) being not directly overlooked. NO CHAIN.



**Location:** The property is within the sought after residential district of Acton. It lies just off Chester Road approximately a mile equidistant between the city centre and Gresford roundabout from where the A483 dual carriageway leads to Chester (10 miles) and the motorway network. Local amenities include Acton and Wats Dyke Primary Schools, The Acton Pub Restaurant, Acton Park itself and the Garden Village Shopping Parade.

**Constructed** of insulated brick-faced external cavity walls beneath a hipped slated roof with an attached single storey Utility Area including the Garage, which is built of brick beneath a glass-fibre finished roof.

## Accommodation

### On The Ground Floor:

**Recessed Porch:** 6' 2" x 2' 8" (1.88m x 0.81m)

Approached through an arched entrance. Tiled floor. Part glazed PVCu panelled door to:

**Entrance Hall:** 11' 3" x 10' 6" (3.43m x 3.20m) including turned staircase leading off. Understairs storage cupboard with electricity meter and consumer unit. Radiator. Telephone point. Double power point. Woodblock floor.

**Lounge:** 13' 3" x 12' 0" (4.04m x 3.65m) into bow window. Enclosed living flame electric fire to a contemporary fireplace surround. Radiator. Coved ceiling over picture rail. Two double power points. Television aerial point. Woodblock floor.

**Dining Room:** 13' 9" x 12' 0" (4.19m x 3.65m) into bow window. Picture rail with coved ceiling above. Radiator. Two double power points. Television aerial point. Gas point. "Hive" central heating control. Mains smoke alarm. Woodblock floor.

**Breakfast Kitchen:** 10' 3" x 10' 3" (3.12m x 3.12m)

Fitted beech effect units comprising a single drainer one-and-a-half-bowl stainless steel sink inset into a range of six-doored base units and one drawer pack with an adjoining tall unit accommodating a "Kenwood" electric double oven with cupboard storage above and below. Inset ceramic hob with an integrated extractor hood above set between a total of five-doored suspended wall units, one concealing the "Worcester" combination gas-fired boiler. Ceramic tiled floor. Fully tiled walls. Further work surface with "LEC" fridge and freezer beneath. Electric cooker point. Three double power points. Walk-in Pantry with fitted shelving, cold shelf and double power point. Part double glazed PVCu panelled door to:

**Covered Side Way:** 24' 8" x 3' 4" (7.51m x 1.02m) and 11' 10" (3.60m). Part double PVCu framed doors to front and rear, WC and Storeroom leading off. Personal door into Garage.

**Utility Room:** 8' 1" x 7' 0" (2.46m x 2.13m) Fitted Belfast sink unit with cold water supply. Double power point.

### On The First Floor:

**Landing:** 14' 9" x 10' 5" (4.49m x 3.17m) maximum. Radiator. Single power point.

**Bedroom 1:** 13' 2" x 12' 0" (4.01m x 3.65m) into bow window. Radiator. Two double power points. Deep coved ceiling over picture rail.

**Bedroom 2:** 13' 6" x 12' 0" (4.11m x 3.65m) into bow window. Radiator. Two double power points. Deep coved ceiling over picture rail.

**Bedroom 3:** 10' 5" x 8' 6" (3.17m x 2.59m) including corner cupboard. Radiator. Double power point. Coved ceiling.















**Bathroom:** 6' 4" x 4' 9" (1.93m x 1.45m) Fitted two piece primrose yellow shaded suite comprising a panelled bath and pedestal wash hand basin. Half ceramic tiled walls. Ladder radiator.

**Separate WC:** 6' 5" x 2' 7" (1.95m x 0.79m) Fitted with a close coupled dual flush white w.c. Half tiled walls.

**Outside:** At the front, a gated concreted drive leads to the Attached Garage 16'6" x 8'2" (5.02m x 2.48m) fitted with a metal up and over door, electric light and double power point. The remainder of the front garden is lawned with hedgerow and specimen shrubbery borders.

Gated side access to the mainly grassed rear which has an average depth of approximately 55 feet and which enjoys a southerly aspect being not directly overlooked. Outside lighting system. Timber Garden Shed.

**Note:** The fitted floor and window coverings are to be included at the sale price.

**Services:** All mains services are connected subject to statutory regulations.

The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler concealed within the kitchen units and which was installed in December 2024. The property has in recent years been electrically re-wired.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

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

**EPC:** EPC Rating – 72|C.

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

**Directions:** For satellite navigation use the post code LL12 8DG. From the city centre proceed on the Chester Road to the brow of Acton Hill. Pass The Acton Pub on the right and then continue for about 100 yards until passing over a zebra crossing, after which turn almost immediately right into Glyndwr Road. The property will be observed towards the head of the road on the right directly opposite the turning into Glyn Avenue.

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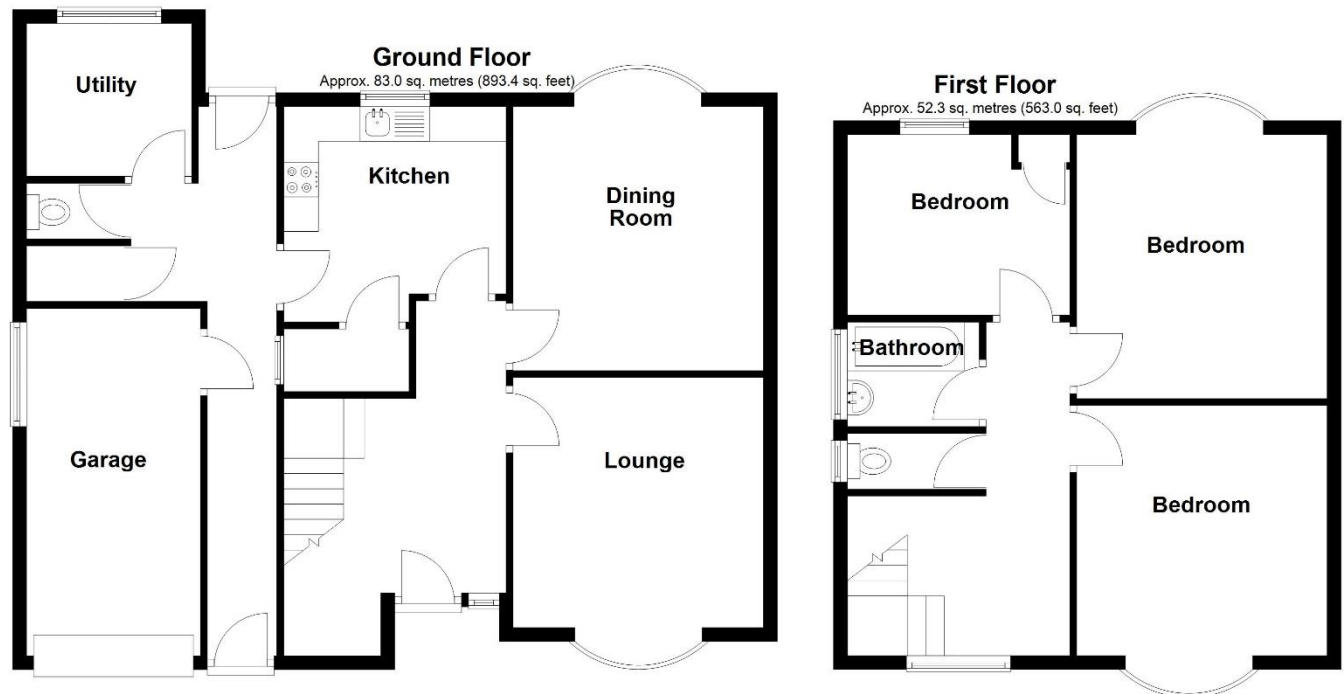
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We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.



Total area: approx. 135.3 sq. metres (1456.5 sq. feet)

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