



BOWEN

PROPERTY SINCE 1862

Offers in the region of £250,000

3 Bedrooms 2 Bathrooms

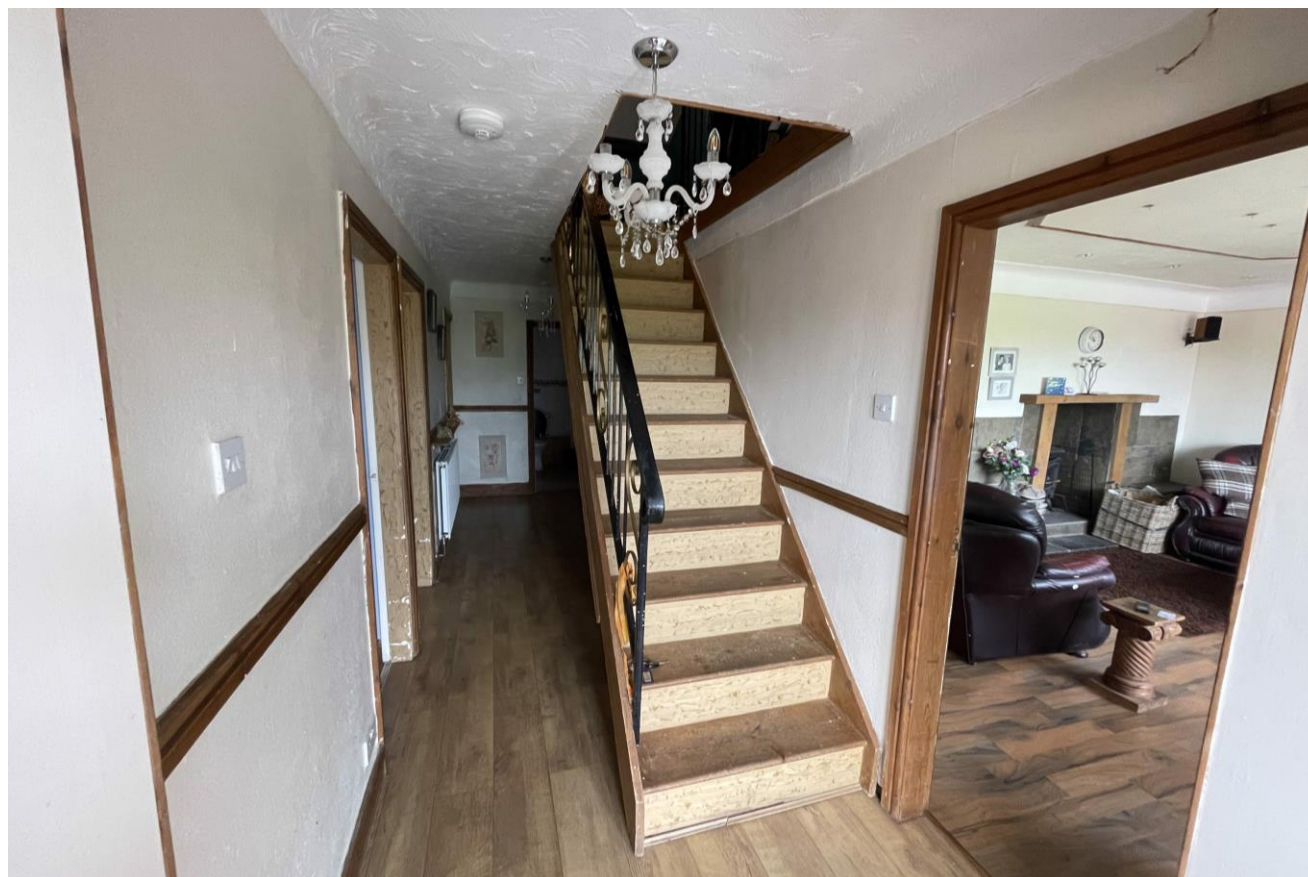
Shangri-La, Green Road,
Brymbo, Wrexham LL11 5DT

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General Remarks

An individual detached bungalow providing three bedroom / two bathroom accommodation in an elevated position with off-street parking and garage, currently used as a games room, in a pleasant location towards the fringe of the village adjoining woodland to the rear and with glimpses of Hope Mountain to the front.

This individual detached bungalow comprises a central hall, living room with recessed multi-fuel stove that also opens into the kitchen, three bedrooms, bathroom with corner bath and separate shower room with over-size tray. Upstairs there is a useful attic store room. Outside there are terraced gardens to the front and rear with a level lawned side garden and a choice of decked seating areas, from where there are glimpses between the neighbouring properties of Hope Mountain. The bungalow has PVCu double glazing and the gas central heating system was renewed in 2022. The front drive with secondary parking/turning space leads to an integral garage currently used as a games room with corner bar.



Location: The property is situated towards the fringe of the village. Brymbo affords a range of local amenities including a General Store, Primary School, Pharmacy, a choice of Pubs and an Enterprise Centre which includes a Cafe, Post Office, Day Nursery, Gym and other sports facilities. Wrexham (four miles) and Chester (fourteen miles) are easily accessible.

Constructed of brick-faced external cavity walls beneath a tiled roof.

Accommodation

On The Ground Floor:

Central Hall: 21' 9" x 5' 6" (6.62m x 1.68m) including staircase leading off. Approached through a part double glazed PVCu framed door with matching side reveals. Wood laminate flooring with inset lighting to the entrance. Dado rail. Radiator.

Living Room: 16' 9" x 12' 8" (5.10m x 3.86m) Slate and oak fireplace surround to a recess with a cast multi-fuel stove, also opening to the Kitchen. Wood laminate flooring. Inset lighting to deep coved ceiling. Radiator. Picture window.

Breakfast Kitchen: 12' 4" x 11' 9" (3.76m x 3.58m) excluding deep door recess. Fitted with white toned cottage-style units including a single drainer enamel sink inset into a total of seven-doored base cabinets and one drawer pack with extended work surfaces, beneath which there is plumbing for a washer, dryer space and a slot-in dual fuel range cooker with a chimney-style extractor hood above. Mosaic tiled splash-back. Inset ceiling lighting. French windows to rear garden. Radiator.

Bedroom 1: 11' 11" x 11' 9" (3.63m x 3.58m) Radiator. Inset and pendant light points.

Bedroom 2: 11' 8" x 7' 7" (3.55m x 2.31m) Wood laminate floor. French windows to the side garden. Radiator.

Bedroom 3: 10' 3" x 9' 6" (3.12m x 2.89m) excluding open-fronted wardrobe. Radiator. Inset ceiling lighting.

Bathroom: 6' 7" x 6' 2" (2.01m x 1.88m) Fitted three piece white suite comprising a corner bath with a "Triton" electric shower over, pedestal wash hand basin and close coupled w.c. Fully tiled. Timber panelled ceiling. Extractor fan.

Shower Room: 10' 11" x 4' 7" (3.32m x 1.40m) Fitted three piece white suite comprising a vanity wash hand basin, close coupled w.c. and 1200 mm shower tray with glazed brick and tiled walls and a "Triton" electric shower. Fully tiled. Strip timber panelled ceiling. Radiator.

On The First Floor:

Attic Storeroom: 35' 0" x 9' 8" (10.66m x 2.94m) at purlin height. Electric light and power.

Outside: From the road frontage a concreted drive with Secondary Side Parking Space leads to an Integral Garage 19'8" x 10'6" (5.99m x 3.20m) which is currently utilised as a Games Room and fitted with a radiator and corner Bar.

The gardens to both front and rear are terraced with a choice of decked Seating Areas to take advantage of the glimpses of the views between the neighbouring properties towards Hope Mountain. To the left-hand side of the property there is a level lawned garden area with decking and similar outlook. Two timber Sheds. Wide rear Canopy Porch.









Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system which was totally renewed in January 2022 and effected by an "Ideal Logic" combination gas-fired boiler situated in an Outside Integral Boiler Room.

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 "D".

Directions: For satellite navigation use the post code LL11 5DT. Leave Wrexham on the Mold Road continuing to the roundabout by B & Q at which turn left signposted B5101 Brymbo. At the next mini-roundabout bear right underneath the flyover and then continue through the villages of Caego, New Broughton, Southsea and Lodge until eventually reaching a cross roads at which turn right into Green Lane. Follow the roadway passing the MOT Garage after which turn right onto Green Road. "Shangri-La" will be seen on the right after about 50 yards.

Start your property
journey with us today

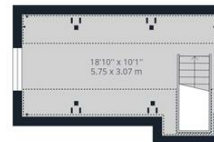
We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1322.84 ft²

122.90 m²

Reduced headroom

120.36 ft²

11.18 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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