

BOWEN

PROPERTY SINCE 1862



Offers in the region of £450,000

3 Bedrooms 2 Bathrooms

3 Glyn Avenue, Wrexham LL12 8DF

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General Remarks

An exceptional, recently totally refurbished, detached three bedroom / two bathroom bungalow in a sought after cul-de-sac location two hundred yards equidistant between Garden Village Shops and Acton Park.

During the last two years this property has been the subject of a total programme of refurbishment. Works have included a re-tiled roof; new PVCu double glazed windows, grey to the outer and white inside; PVCu fascias and rainwater good; re-skimmed internal walls and ceilings; electrical rewiring with touch light switches and black sockets, many with USB ports; replumbing including gas combi central heating with tall column radiators; an integrated grey toned breakfast kitchen; stylish new sanitaryware to the en-suite and bathroom and landscaped low maintenance grounds enjoying privacy to the rear where there is an attached garden room. The property is **READY TO WALK INTO** and an internal inspection is strongly advised.



Location: The property occupies a cul-de-sac location within the sought after residential district of Acton. It lies approximately 200 yards from the Garden Village Shop Parade on 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, and Acton Park itself providing open walks.

Constructed of brick-faced external cavity walls relieved by PVCu panelled boarding to the front elevation beneath a re-tiled roof.

Accommodation

Entrance Hall: 18' 5" x 10' 1" (5.61m x 3.07m) and 4' 7" (1.39m). Approached through a security style door with double glazed side reveals. Engineered oak flooring and skirting boards which extend through to all but the bathrooms, kitchen and bedroom one. Coved ceiling. Tall column radiator. Double power point. Mains smoke alarm. Electricity meter cupboard. Cloaks cupboard with automatic light. Panelled oak doors with satin furniture leading off to:

Lounge: 15' 6" x 12' 11" (4.72m x 3.93m) Wall mounted living flame log-effect electric fire. Five double power points. Two tall column radiators. Corniced ceiling with concealed lighting. Satellite aerial point. Broadband point. Two pendant light points.

Breakfast Kitchen: 14' 7" x 10' 10" (4.44m x 3.30m) Refitted with grey toned high gloss laminate fronted units with contrasting granite-effect laminate work surfaces and upstands including a single drainer one-and-a-half-bowl composite sink with a "Quooker" style hot tap set into a range of ten-doored base units and two drawer packs with extended work surfaces, beneath which there is an integrated dishwasher. Inset induction hob with ceramic

backing and a "Klarstein" filter hood above set between a total of nine-doored suspended wall cabinets, one incorporating a "Hotpoint" combination oven/microwave. Range of four-doored tall units with an eye-level "Haier" electric oven with warming drawer beneath, integrated fridge and freezer and an end door concealing a pantry with light. Inset ceiling lighting. Tall column radiator. Removeable island breakfast table with storage cupboards beneath. Five double power points exposed, one with concealed USB ports and concealed spurs for appliances.

Side Hall/Laundry Room: 10' 4" x 2' 9" (3.15m x 0.84m) Double-doored base cabinet concealing space for a washing machine with a wall mounted "Ideal" gas-fired combination boiler above. Part double glazed PVCu framed external door to Car Port. Coved ceiling. Radiator. Two double power points.

Bedroom 1: 12' 10" x 11' 10" (3.91m x 3.60m) Excluding deep door recess and including a fitted range of wardrobes with three sliding doors. Laminate flooring. Three double power points. Tall column radiator. Coved ceiling.

En-Suite Shower Room: 7' 5" x 5' 2" (2.26m x 1.57m) Fitted white suite comprising a full-depth shower tray with sliding screen entrance doors and multi-point mains shower together with a combination vanity wash hand basin and dual flush w.c. Strip PVCu panelled ceiling with inset lighting. Chrome ladder radiator. Automatic illuminated wall mirror.

Bedroom 2/Dining Room: 11' 0" x 10' 11" (3.35m x 3.32m) French windows to rear garden. Tall column radiator. Coved ceiling. Smoke alarm. Three double power points.









Bedroom 3: 10' 11" x 9' 4" (3.32m x 2.84m) including a corner double wardrobe with mirror sliding doors. Tall column radiator. Coved ceiling. Three double power points.

Bathroom: 8' 8" x 5' 6" (2.64m x 1.68m) Fitted three piece white suite comprising a panelled bath with wall mounted chrome shower mixer tap and a "Triton" electric shower above with a folding screen door. Combination vanity wash hand basin and w.c. Part tiled walls. Chrome ladder radiator. Strip panelled ceiling with inset lighting. Large illuminated wall mirror.

Outside: A gated pavier drive leads to an attached Car Port 14' x 13' (4.26m x 3.96m) with a detached brick-built Garage beyond 18'1" x 9'1" (5.51m x 2.76m) fitted with an electric roller-shutter door, electric light and power points, side personal door and two PVCu framed double glazed windows. To the road frontage there is a dwarf brick wall with wrought-iron balustrade above with a mixed hedgerow behind concealing an area of lawned garden with raised water feature and a flower bed. From the Car Port a gated access leads to the private rear where there are decked and flagged Seating Areas having an artificial grass covered

garden area, leading off which there is an attached Garden Room 9'7" x 7'8" (2.92m x 2.33m) of PVCu framed double glazed construction under a polycarbonate roof and fitted with a ceramic tiled floor, wall-light and double power point.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Ideal" combination gas-fired boiler situated in the Laundry Area. The property is wired for a BT telephone system.

Tenure: Freehold. Vacant Possession on Completion.

EPC: EPC Rating - 71|C.

Council Tax Band: The property is valued in Band "E".

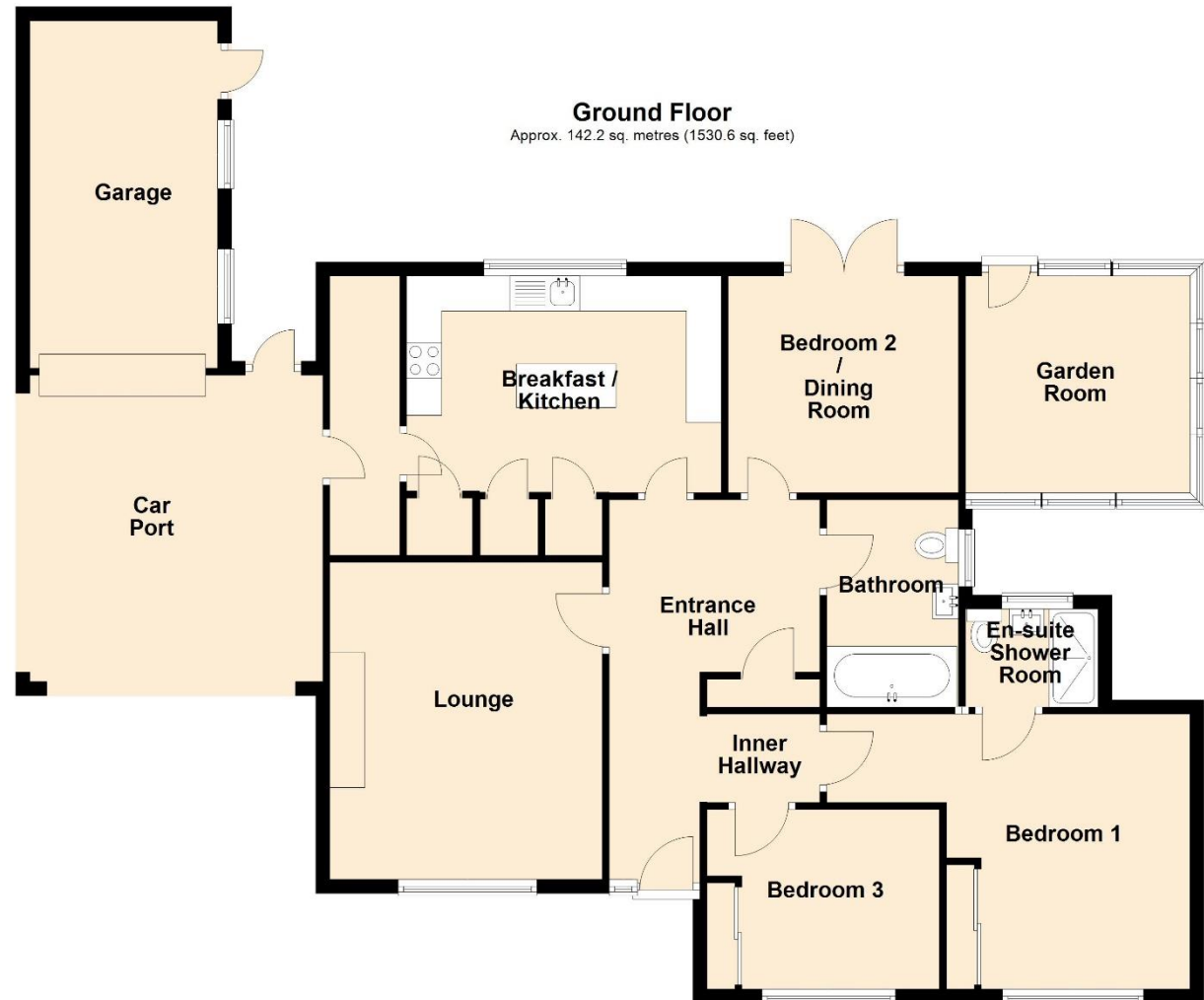
Directions: For satellite navigation use the post code LL12 8DF. From the city centre proceed on the Chester Road to the brow of Acton Hill. Pass The Acton Pub on the right and then continue for about 100 yards until passing over a zebra crossing, after which turn almost immediately right into Glyndwr Road. After about 100 yards turn left onto Glyn Avenue when the bungalow will be seen immediately on the left.

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Ground Floor

Approx. 142.2 sq. metres (1530.6 sq. feet)



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