

# BOWEN

PROPERTY SINCE 1862



Asking Price £240,000

3 Bedrooms 1 Bathroom

Garth Wen, 1 Bryn Siriol, Coedpoeth,  
Wrexham LL11 3PZ



## Garth Wen, 1 Bryn Siriol, Coedpoeth, Wrexham LL11 3PZ

### General Remarks

Located within walking distance of the local village amenities is this extended three bedroom detached bungalow. Occupying a generous sized plot with single garage, ample parking and gardens to front and rear. Available for sale with NO ONWARD CHAIN. Requiring a scheme of refurbishment and modernisation throughout. The bungalow offers three bedrooms, two reception rooms, bathroom, kitchen/utility and dual aspect lounge. Internal viewing recommended.

### Accommodation

**Entrance Vestibule:** 4' 3" x 2' 11" (1.29m x 0.90m)  
Tiled flooring. Part glazed solid timber entrance door with double glazed panel to side. Solid timber internal door leading to:

**Hallway:** Woodblock flooring. Radiator. Ceiling light fitting. Picture rail. Telephone point. Cupboard housing the electric meter and consumer unit. Storage cupboard and ceiling loft hatch with pull-down ladder.



**Lounge:** 17' 2" x 11' 11" (5.23m x 3.64m) Dual aspect double glazed timber framed windows. Radiator. Power points. Decorative coving. Woodblock flooring. BT Open Reach point. Ceiling light fitting. Coal-effect living flame gas fire set on a tiled hearth with matching surround.

**Kitchen:** 12' 2" x 8' 11" (3.71m x 2.72m) Comprising a range of oak-effect wall and base units together with some original kitchen cabinets. Laminate work-top surface. Tiled splash-back. Single composite sink unit with mixer tap. Plumbing and space for a dishwasher. Double glazed timber framed window. Dado rail. Power points. Integrated four-ring gas hob with an extractor hood above and "AEG" integrated electric oven beneath. Tiled flooring. Strip light fitting. Radiator. Wall mounted "Baxi Platinum" gas central heating boiler.

**Utility Room:** 7' 5" x 4' 11" (2.25m x 1.51m) Double glazed PVCu window. Double glazed aluminium framed sliding door leading out to the garden. Tiled flooring. Power points. Strip light fitting. Plumbing and space for a washing machine with work-top surface above.

**Dining Room:** 12' 0" x 10' 0" (3.66m x 3.06m) Fitted carpet. Radiator. Double glazed bow window overlooking the rear garden. Power points. Television aerial point. Decorative coving. Ceiling light fitting.

**Bedroom 1:** 11' 11" x 11' 7" (3.64m x 3.53m) Timber framed double glazed window. Radiator. Fitted carpet. Ceiling light fitting. Decorative coving. Three built-in fitted wardrobes.

**Bedroom 2:** 10' 11" x 9' 5" (3.33m x 2.87m) Timber framed double glazed window. Fitted carpet. Radiator. Power points. Ceiling light fitting.

**Bedroom 3:** 7' 7" x 7' 1" (2.32m x 2.15m) Timber framed double glazed window. Radiator. Ceiling light fitting. Fitted carpet. Power points.

**Bathroom:** 7' 7" x 6' 2" (2.31m x 1.87m) Comprising a four piece white bathroom suite to include a pedestal wash hand basin, low level w.c., panelled enamel bath with brass taps, and a fully tiled shower enclosure with a "Triton" electric shower unit. Timber framed frosted double glazed window. Radiator. Ceiling light fitting. Part tiled walls. Tiled flooring.

**Outside:** Occupying a corner plot with tarmac driveway leading to the single garage. Gated side access. Outdoor tap. Mature gardens to the front and rear with hedged borders and shrubbery. Gated driveway.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Baxi Platinum" gas-fired boiler situated in the Kitchen.

**Tenure:** Freehold. Vacant Possession on Completion. No Chain.

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

**EPC:** EPC Rating – 63|D.

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















**Directions:** For satellite navigation purposes use the post code LL11 3PZ. Leave Wrexham on the A525 in the direction of Ruthin. On entering Coedpoeth continue up the hill and through the village centre. Turn right opposite the Asda Express into Heol Caradoc and then the first left into Greengate Farm. First right into Bryn Siriol, when the property will be observed after a short distance on the right-hand side of the road, at the junction with Willow Road.

## 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

Approx. 95.59 sq. metres ( 1028.91 sq.feet)



## Get the most out of your property

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.

BOWEN

SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | [bowen.uk.com](http://bowen.uk.com) | [wrexhamsales@bowen.uk.com](mailto:wrexhamsales@bowen.uk.com)





