



# BOWEN

PROPERTY SINCE 1862

Asking Price £260,000

 4 Bedrooms  2 Bathrooms  Land-0.4 Acre

Glenhill, Halcog, Brymbo,  
Wrexham LL11 5DQ



## Glenhill, Halcog, Brymbo, Wrexham LL11 5DQ

### General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, three/four bedroom detached bungalow stands within a private plot extending to approximately 0.4 acres and boasts far reaching rural views to the rear, which is another major selling point. The property has been owned by the same family for decades and the flexible living accommodation is now in need of a programme of modernisation which will allow the new owners to really put their own stamp on it. Internally the property briefly comprises an entrance hallway, sizeable L-shaped lounge/diner, family bathroom, double bedroom, further double bedroom/sitting room, kitchen, side porch, shower room, landing and two further bedrooms. An early viewing is advised.



## Accommodation

**Side Porch:** PVCu double glazed door to the front elevation. Window to the side elevation. Tiled floor.

**Shower Room:** Window to the side elevation. Three piece suite comprising a shower cubicle, wash hand basin and low level w.c. Tiled floor.

**Kitchen:** 12' 5" x 10' 11" (3.79m x 3.32m) Door to the side elevation. PVCu double glazed windows to the front and side elevations. Wall and base units with complementary work surfaces. Sink and double drainer unit with mixer tap. Gas point for cooker. Plumbing for washing machine. Plumbing for dishwasher. Radiator. Wall tiling. Airing cupboard.

**Hallway:** Wooden framed door and side panels to the side elevation. Radiator. Understairs storage cupboard.

**Bathroom:** 6' 5" x 6' 4" (1.95m x 1.94m) Three piece suite comprising a panelled bath, pedestal wash hand basin and low level w.c. Wall tiling. Tiled floor. Heated towel rail.

**Bedroom 3:** 12' 6" x 10' 10" (3.81m x 3.29m) PVCu double glazed window to the side elevation. Radiator. Built-in wardrobes.

**Bedroom 2/Sitting Room:** 12' 6" x 11' 8" (3.80m x 3.56m) PVCu double glazed bay window to the side elevation. Radiator. Feature tiled fire surround.

**Lounge/Diner:** Viz:

**Diner Section:** 14' 1" x 12' 5" (4.30m x 3.79m) PVCu double glazed bay window to the side elevation. Radiator.

**Lounge Section:** 25' 6" x 12' 0" (7.76m x 3.66m) Two PVCu double glazed windows to the rear elevation. Radiator. Feature slate fire surround. Far-reaching views.

**Landing:**

**Bedroom 1:** 15' 1" x 12' 2" (4.60m x 3.70m) PVCu double glazed window to the rear elevation. Radiator. Built-in wardrobes, eves storage. Far-reaching views.







**Bedroom 4:** 12' 2" x 8' 8" (3.72m x 2.63m) maximum. PVCu double glazed window to the front elevation. Radiator. Eaves storage. Walk-in storage cupboard.

**Outside:** Externally there is a driveway to the front of the property providing Off-Road Parking leading up to a Single Garage and a further over-sized Detached Garage.

The gardens are predominantly grassed interspersed with apple trees. There is also a third wooden Garage and Greenhouses. The rear garden enjoys far-reaching views, which is another major selling point. A CELLAR can be found to the rear of the property measuring 7.77m x 3.64m.

**Services:** All mains services are connected subject to statutory regulations. The central heating is effected by the gas-fired back boiler situated in the Kitchen.

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

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

**EPC:** EPC Rating – 57|D.

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

**Directions:** For satellite navigation purposes use the post code LL11 5DQ. Leave Wrexham on the Mold Road turning left at the traffic lights by the College, bearing right at the next mini-roundabout and continuing beneath the road bridge, eventually passing through the villages of Caego, New Broughton, Southsea and Lodge. On entering Brymbo village bear right by Y Tai Public House. Continue for a further 100 yards or so and then turn right into Green Road. At the end of Green Road turn left and the property is the last bungalow on the right set back on a private drive.



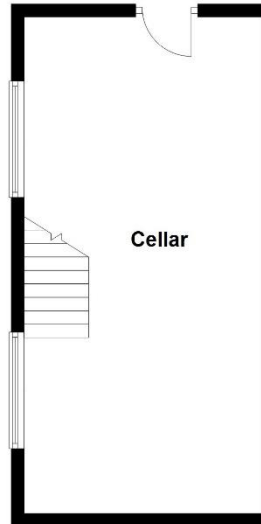




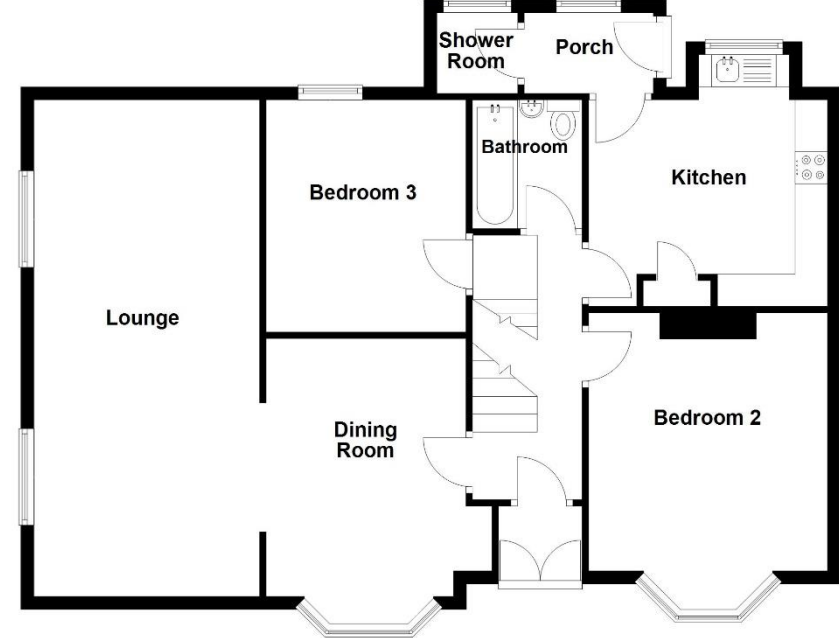
## Get the most out of your property

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.

**Lower Ground Floor**  
Approx. 28.4 sq. metres (305.3 sq. feet)



**Ground Floor**  
Approx. 98.4 sq. metres (1059.3 sq. feet)



**First Floor**  
Approx. 30.7 sq. metres (330.9 sq. feet)

