



The Bungalow Graig Wen Road, Wrexham, LL11 6AF

O.I.R.O £325,000

A lovely 4 bedroom detached dormer bungalow located in the popular village of Brynteg. The property briefly comprises of a Porch, Living Room, Snug, a large family kitchen, family bathroom/wet room and 2 bedrooms to the Ground Floor. The First Floor comprises of two bedrooms and a cloakroom. Externally the property has ample parking to the front and a lawned area. To the rear is a small courtyard with access to a cellar.

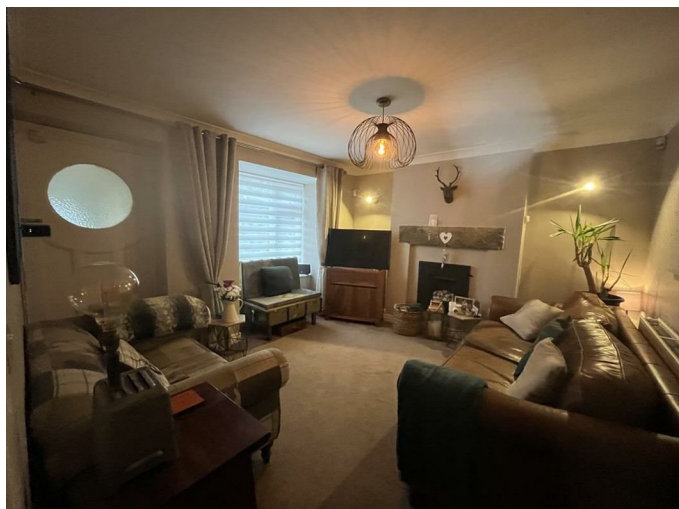
Viewing is essential to appreciate all this property has to offer - Call olivegrove to view on 01978 750234

The property is approached via a block paved driveway.

Porch

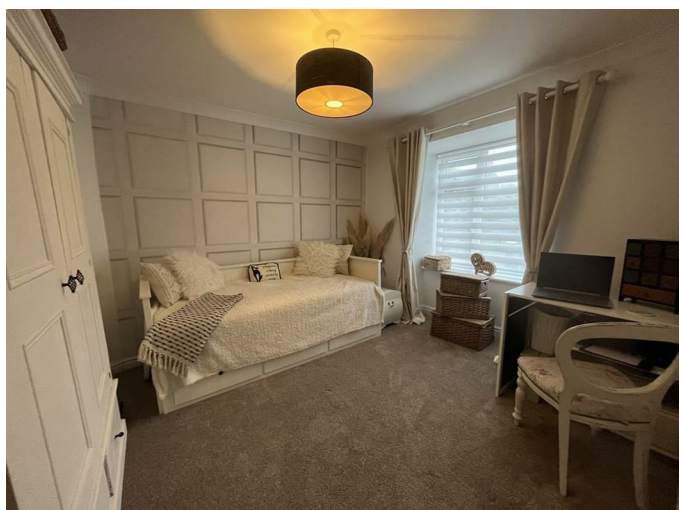
UPVC part glazed door, UPVC window to the side elevation. Tiled floor. Door to lounge.

Living Room 11'4" x 12'5" max (3.45 x 3.79 max)



UPVC double glazed bay window to the front. Feature fireplace with stone mantle and modern gas wall mounted fire. Double radiator, wall lights x 2. Door to porch. TV point and coving. Door to Bedroom 1 and Snug

Bedroom 1 10'5" x 11'5" (3.17 x 3.47)



UPVC double glazed bay window to front. Double radiator, coving and TV point.

Bedroom 2 11'0" x 10'4" (3.36 x 3.14)



UPVC double glazed window to rear. Double radiator, coving, tv point.

Snug 12'6" x 11'1" (3.80 x 3.38)



Two UPVC double glazed windows to the rear. Stone fireplace with tiled hearth and Multi fuel burner. Wood effect flooring, double radiator. Stairs off. Telephone and TV point. Doors to lounge and bedroom 2. Archway to hallway.

Hallway

UPVC double glazed window to rear and UPVC double glazed side door. Radiator, tiled floor. Archway to dining room.

Kitchen 14'2" x 12'11" (4.32 x 3.94)



A well fitted kitchen with a range of wall, base and drawer units with complimentary worktops. Stainless steel 1½ bowl sink. UPVC double glazed window to the front and part glazed UPVC to the rear. Integrated dishwasher, space for electric oven. Space and plumbing for washing machine, space for fridge freezer. Tiled floor and part tiled walls. 2 Velux windows. Inset spotlights, double radiator. Door off. Archway to hallway.

Bathroom/Wet Room 12'11" x 5'9" (3.94 x 1.75)



Two UPVC double glazed windows to the front and rear. Walk in shower area, panelled bath, pedestal wash hand basin and low level WC. Inset spotlights, extractor fan. Fully tiled walls, cupboard housing a Valiant gas combi boiler. Access to attic.

First Floor Landing

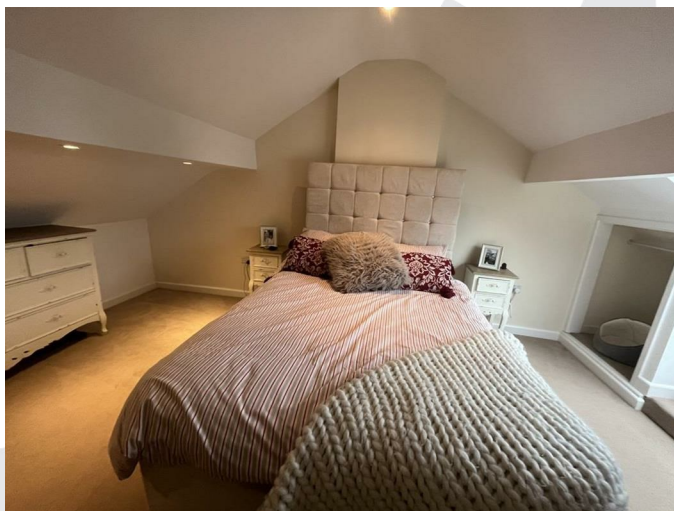
Doors off to:

Cloakroom



Bi-folding door. Low level WC and wash hand basin. Extractor.

Bedroom 3 10'3" max x 17'0" max(limited height) (3.13 max x 5.17 max(limited height))



Velux window to front. Storage alcoves. Radiator, TV point and inset spotlights.

Bedroom 4 8'9" max x 16'2" max (limited height) (2.67 max x 4.94 max (limited height))



Velux window to front. Storage alcoves. Radiator, inset spotlights, TV point.

Rear Courtyard



Gravelled and paved. Access to Cellar.

Front Garden



Good sized garden with ample off road parking for several cars. Mainly laid to lawn with block paved paths and patio area, leading to further gravelled area.

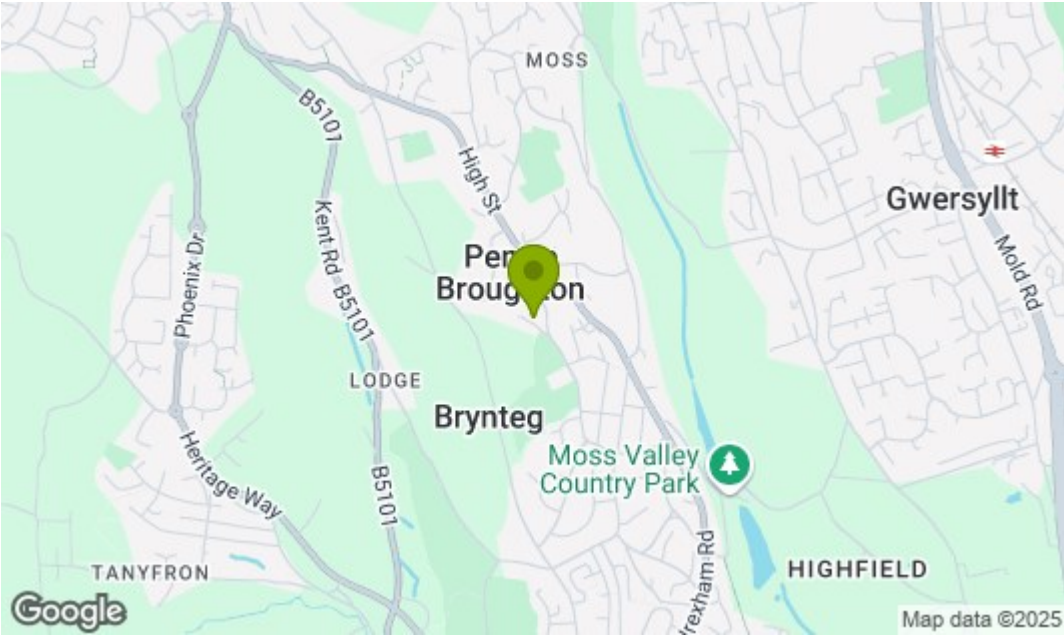
Summer House



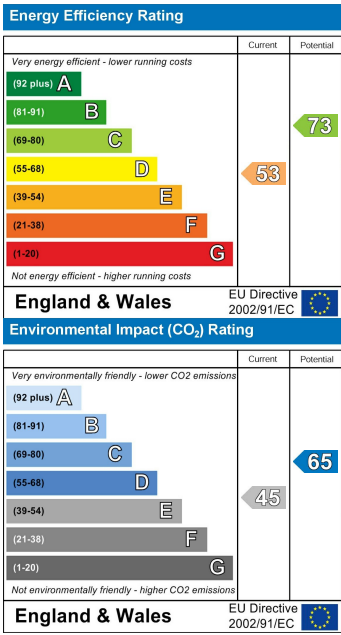
With power, light and Hot tub

Floor Plan

Area Map



Energy Efficiency Graph



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