REID & ROBERTS

INDEPENDENT ESTATE AGENTS



# 47 Coed-Y-Glyn

Wrexham, LL13 7QW

£355,000

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### Front Garden
Located in a quiet cul-de-sac, the property offers off-road parking and a single garage, with a neatly maintained front lawn featuring a Rowan and Silver Birch tree. A paved path leads to a front patio area by the lounge window. Side access is available via a metal gate, with an outside tap and bin storage area next to the garage.

### Entrance Hallway
Accessed via a wooden front door with decorative glass panel inserts. Featuring a tiled floor, single panel radiator, and open staircase rising to the First Floor. Doors lead off to the Lounge, Dining Room, Kitchen, Downstairs WC, and internal access to the Garage. Benefitting from telephone and Wi-Fi access points, textured ceiling, and partly wooden ceiling with wallpapered walls.

### Lounge/Sitting Room
Accessed via a glazed internal door from the hallway. A spacious reception room offering a textured ceiling, electric fire with a marble surround, double panel radiator, and square archway leading into a further Sitting Area. Dual aspect windows including a full-length UPVC window with frosted lower panel to the rear and additional window to the front. UPVC double glazed French doors open onto the rear garden. Telephone point included.

### Dining Room
Accessed via a glass panel door from the hallway. Featuring a carpeted floor, textured ceiling, single panel radiator, dimmer switch lighting, and wallpapered walls. A serving hatch connects directly to the Kitchen. UPVC double glazed window overlooks the rear aspect.

### Kitchen
Fitted with a range of wall and base units with melamine worktops and wine rack. Includes integrated electric hob, chest-height oven, built-in dishwasher, and fridge/freezer. Composite one-and-a-half sink unit with mixer tap. Part-tiled walls, double panel radiator, textured ceiling, and large wooden casement window into the Summer Room. Frosted glazed door provides access to the Summer Room.

### Downstairs W.C
Fitted with a low flush WC and hand basin with separate taps. Fully tiled walls and tiled flooring. Frosted double glazed window to the side elevation, single radiator/towel rail, and textured ceiling.

### Summer Room
L-shaped room with UPVC double glazed windows to rear and side aspects providing garden views. Tiled flooring, textured ceiling with strip lighting, stainless steel sink with drainer and mixer tap, worktops with melamine finish, and range of base and wall units. Space and plumbing for fridge/freezer and washing machine. Access to the Kitchen via a frosted glazed door and to the Garden through a UPVC door.

### First Floor Landing
Spacious landing with textured ceiling, loft access, metal balustrade, and carpeted flooring. Single panel radiator and airing cupboard. Large double glazed window to the front aspect with frosted panel at the bottom and door opening to Balcony.

### Balcony
Accessed via a frosted glazed door from the landing. Enjoys open views to the front elevation.

### Bedroom One
A generous double bedroom featuring windows to both front and rear elevations, offering natural light throughout. Includes two built-in cupboards, single panel radiator, carpeted flooring, textured ceiling, and wallpapered walls. Space for free-standing wardrobes.

### Bedroom Two
Double bedroom with UPVC double glazed window to the rear elevation, textured ceiling, and carpeted flooring. Built-in wardrobes and an alcove fitted with a vanity sink unit.

## Bedroom Three
A square-shaped bedroom with UPVC double glazed window to the rear aspect, carpeted floor, single panel radiator, and storage cupboard.

## Bedroom Four/Study
Located to the front elevation with UPVC double glazed window, single panel radiator, textured ceiling, and carpeted flooring. Currently fitted with wall shelving, ideal for use as a study or home office. Small access door to loft/storage space above the garage.

## Family Bathroom
Fully tiled walls, panelled bath with electric shower over, low flush WC and pedestal wash hand basin. Frosted window to side elevation, single panel radiator/towel rail, and textured ceiling.

## Garage
Single Garage accessed via the front driveway and internally from the hallway. Double glazed window to side aspect. Housing gas boiler, gas meter, and consumer units.

## Rear Garden
Accessed via the Summer Room , Lounge or side gate. Landscaped with patio walkways, a lawned area with mature shrubbery and trees, and gravelled paths leading to seating areas. Enclosed with a 6ft rear fence and established hedging to both side boundaries offering excellent privacy.

## Mortgage Advice

## To Make An Offer

## Misrepresentation Act

## Money Laundering Regulations

## Services

## Loans

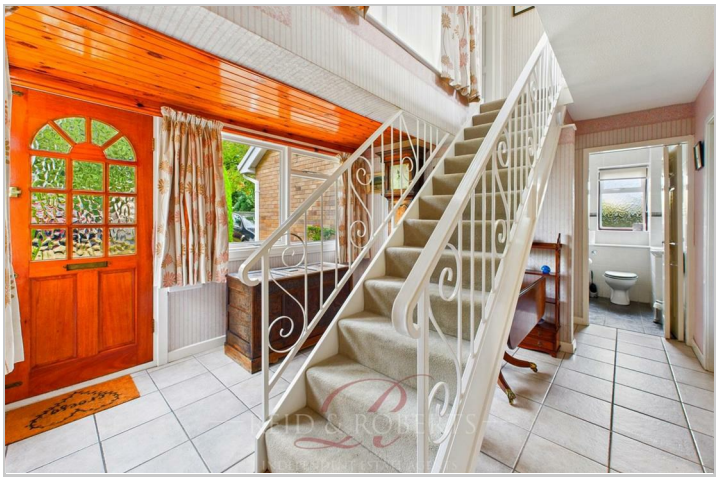
## Hours Of Business

## Floor Plan

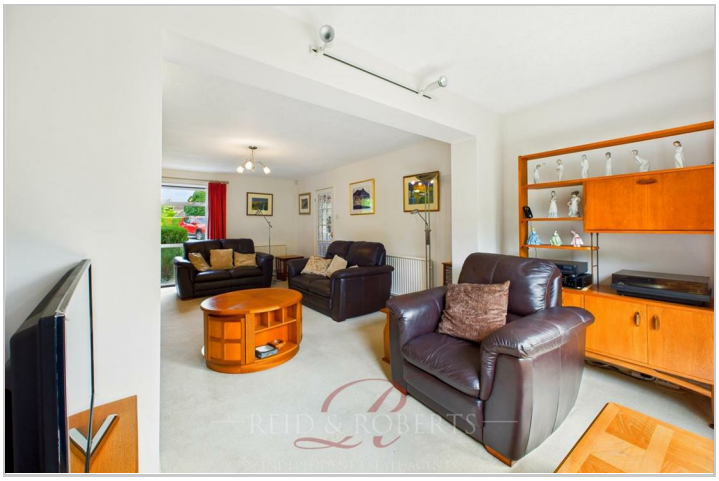
## EPC Rating.
EPC RATING: E

## Tenure
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

## DISCLAIMER.
These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.









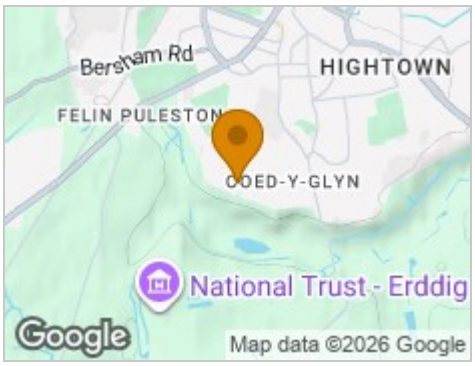
## Road Map




## Hybrid Map




## Terrain Map



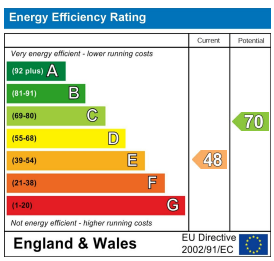

## Floor Plan




## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 High Street, Wrexham, LL13 8HP
Tel: 01978 353000 Email: wrexham@reidandroberts.com reidandroberts.com