



45 Ffordd Glyn, Coed Y Glyn, Wrexham, LL13 7QW
Offers In Excess Of £350,000

A spacious 3 / 4 bedroom detached family home enjoying a pleasant tree lined aspect to the front and an established private rear garden conveniently located within the highly sought after residential development of Coed-y -Glyn with picturesque countryside walks on the doorstep in Erddig National Trust Parkland yet also within walking distance of the city centre and all its amenities. The accommodation has the benefit of gas fired central heating via a modern boiler, Upvc double glazing and briefly comprises a hall with cloaks/w.c. off, spacious light and bright lounge with feature raised ceiling and galleried landing above, open plan family sized dining room adjoining the kitchen with a range of fitted base and wall cupboards, spacious conservatory overlooking the rear garden and a 4th bedroom or home office depending on the occupiers requirements. The 1st floor landing partially overlooks the lounge and also gives access onto the walk on balcony. 3 good sized bedrooms with the principal bedroom having a dual aspect and extensive range of fitted wardrobes and storage cupboards. The family bathroom includes a bath with shower over. To the outside a private drive provides ample parking and guest parking alongside a mainly lawned garden. Double garage with electric door for ease of access and utility area. The private rear garden provides a safe and secure entertaining space for both children and adults with patio area for relaxing, lawn and established trees and shrubs. NO CHAIN. Energy Rating - D (59)

LOCATION

The established development of Coed Y Glyn has long been regarded as a highly sought after residential area adjoining the picturesque National Trust Parkland of Erddig and yet within easy reach of Wrexham city centre which has an excellent range of High Street shopping facilities and social amenities to include restaurants, pubs, health clubs, etc. There are excellent road links to the major commercial and industrial centres of the region including the Wrexham industrial estate, Wrexham Maelor Hospital and University. The property is within the catchment area for the highly regarded St Joseph's secondary school and Victoria primary school.

DIRECTIONS

Proceed towards Wrexham City Centre along the Mold Road passing the football ground and Wrexham general train station on the left hand side, continue into the right hand lane bearing right at the traffic lights and into the left hand lane, continue over the bridge and proceed across the next roundabout through the next set of traffic lights into Victoria Road and again across the next roundabout into Fairy Road. Take the third turning into Sontley Road and proceed past St Josephs school on the right. Take the 2nd left into Ffordd Glyn and continue through the development until the property will be observed on the left side.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

HALLWAY

With radiator and six panel white woodgrain effect doors off.

CLOAKS/W.C

Appointed with a low flush w.c, wash basin with tiled splashback, upvc double glazed window, tiled flooring and corner shelving.

LOUNGE 19'8" x 12'5" (6m x 3.8m)

An impressive light and airy reception room having two upvc double glazed windows providing a pleasant outlook overlooking the front garden, raised ceiling, radiator, living flame gas fire set within surround and stairs to first floor landing.

DINING ROOM 12'5" x 8'10" (3.8m x 2.7m)

An open aspect from the lounge with radiator, coving to ceiling and double glazed sliding patio doors opening to:

CONSERVATORY 15'1" x 12'5" (4.6m x 3.8m)

An excellent addition to the property providing a pleasant aspect overlooking the rear garden through upvc double glazed windows on a brick plinth, radiator, upvc double glazed French doors, lighting, power sockets and ceiling fan/light.

KITCHEN 11'9" x 10'5" (3.6m x 3.2m)

A connecting door from the dining room with timber trimmed base and wall units complimented by wood effect work surface areas incorporating a stainless steel single drainer sink unit with upvc double glazed window above overlooking the rear garden, four ring electric hob with extractor hood above, eye-level oven and grill, part tiled walls, tiled flooring, breakfast bar, radiator and upvc part glazed external door.

BEDROOM FOUR/HOME OFFICE 7'6" x 6'10" (2.3m x 2.1m)

Upvc double glazed window and radiator.

ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

LANDING

With partial gallery over lounge, six panel doors off to all rooms, radiator, storage cupboard with slatted shelving and part glazed external door giving access to the walk-on balcony with metal balustrade overlooking the front garden.

BEDROOM ONE 13'5" x 11'5" (4.1m x 3.5m)

Enjoying a dual aspect with upvc double glazed windows to front and rear, five door fitted wardrobes with overhead storage cupboards, two built-in wardrobes and radiator.

BEDROOM TWO 11'9" x 10'9" (3.6m x 3.3m)

Upvc double glazed window to rear and radiator.

BEDROOM THREE 9'2" x 8'6" (2.8m x 2.6m)

Upvc double glazed window to rear and radiator.

BATHROOM 7'6" x 6'10" (2.3m x 2.1m)

Appointed with a white suite of low flush w.c, pedestal wash basin, bath with mains thermostatic shower over and splash screen, radiator, fully tiled walls and upvc double glazed window.

OUTSIDE

The property is approached along a brick paved private driveway providing parking and guest parking alongside a lawned garden with mature trees and shrubs.

GARAGE 18'4" x 15'8" (5.6m x 4.8m)

A double garage having the convenience of an electric up and over door, Ideal gas combination boiler, plumbing for washing machine, space for tumble dryer, lighting, power sockets and connecting door to the hallway.

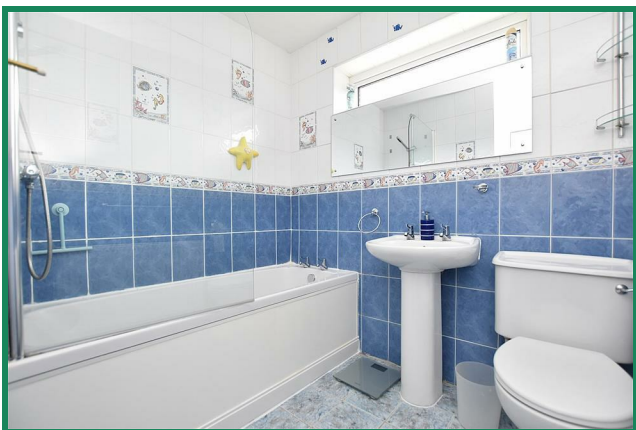
GARDENS

A gated side path leads to the rear garden which provides a pleasant outdoor entertaining space for both children and adults to include patio area, lawn and well established borders and flowerbeds.

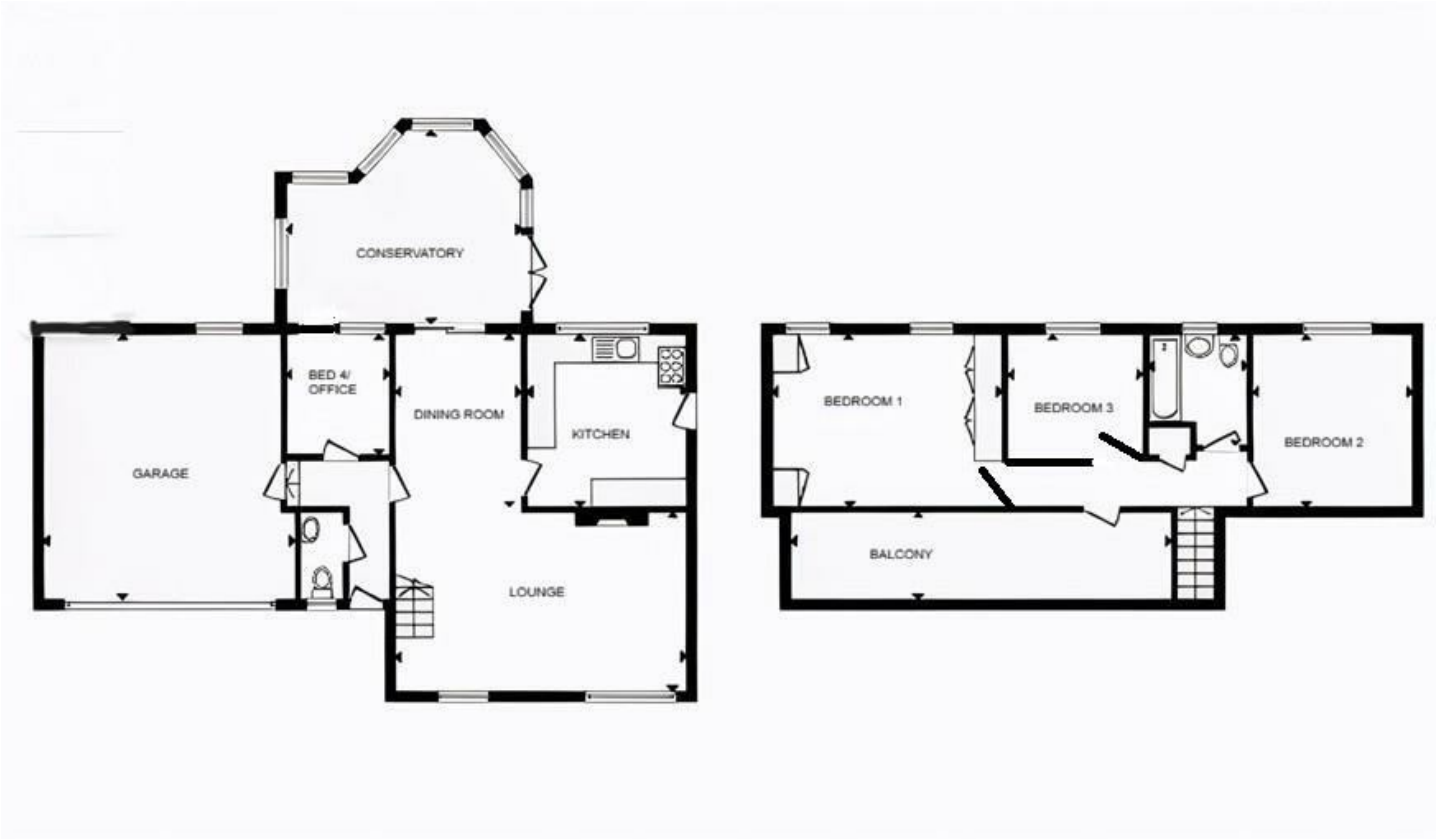
PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.

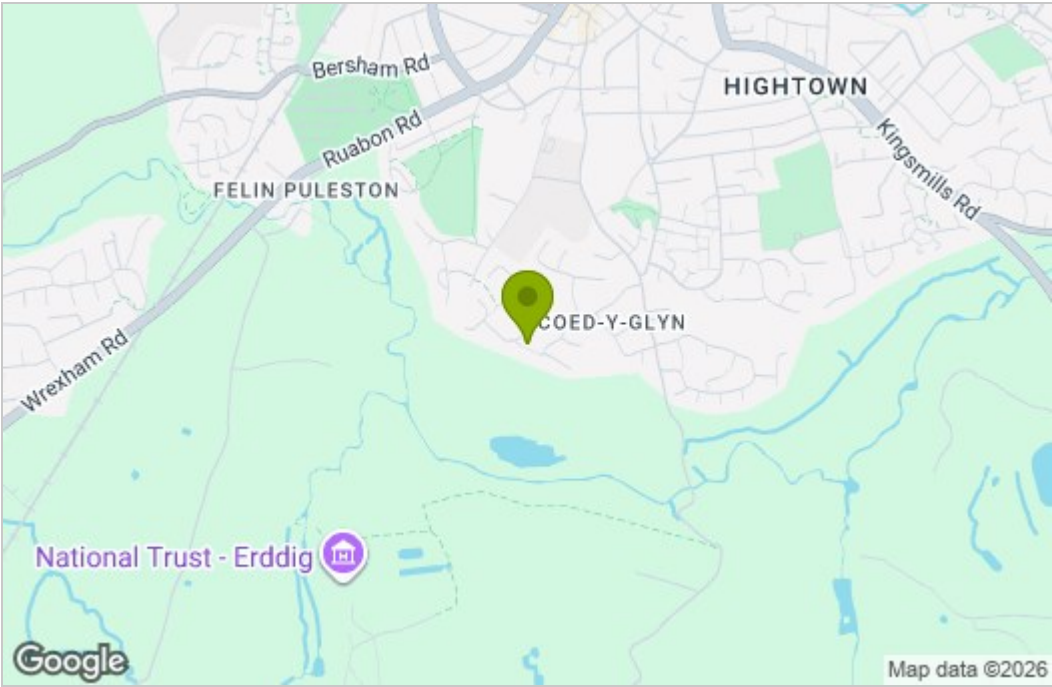




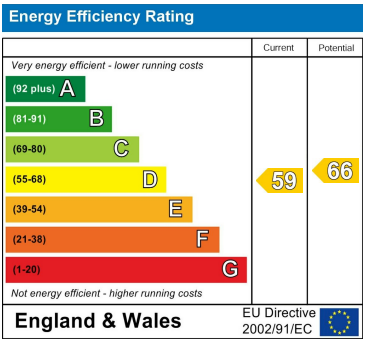
Floor Plan



Area Map



Energy Efficiency Graph



Wingetts
More than just estate agents

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.