

BOWEN

PROPERTY SINCE 1862



Asking Price £250,000

3 Bedrooms 1 Bathroom

2 Glan-Llyn Road, Bradley,
Wrexham LL11 4BA

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General Remarks

Available with No ONWARD CHAIN is this extended three bedroom detached home situated in an elevated position just over three miles from Wrexham City Centre. Detached garage and a level garden to the rear. Internal viewing recommended.

Accommodation

On The Ground Floor:

Entrance Hallway: 7' 11" x 5' 6" (2.41m x 1.68m)
Fitted carpet. Radiator. Power points. Telephone point. Ceiling light fitting. Smoke alarm.
Understairs cupboard housing the electric consumer unit. Staircase leading to First Floor. PVCu part glazed door with frosted double glazed panels to either side.



Lounge: 24' 2" x 14' 8" (7.36m x 4.48m) maximum. Double glazed bow window to the front elevation and double glazed double opening doors leading out to the garden at the rear. Three radiators. Two ceiling light fittings. Power points. Television aerial point. Log-effect fire with a brick surround.

Kitchen/Dining Room: 20' 11" x 8' 5" (6.38m x 2.56m) The Kitchen Area has cream wall and base units with laminate work-top surface and a tile-effect splash-back. Single stainless steel sink unit with draining-board. Plumbing for a washing machine. Double glazed window. Power points. Ceiling light fitting. Space for a fridge/freezer. Integrated four-ring "Belling" gas hob and an integrated "New World" eye-level oven and grill. Part glazed PVCu door to the side. Tile-effect vinyl flooring. The Dining Room Area has a floor mounted "Baxi" gas central heating boiler with thermostat control. Double glazed window to the side. Radiator. Power points. Ceiling light fitting. Understairs storage cupboard.

On The First Floor:

Landing: 11' 0" x 8' 5" (3.35m x 2.57m) maximum. Fitted carpet. Double glazed window. Power points. Smoke alarm. Ceiling light fitting. Loft hatch. Airing cupboard.

Bedroom 1: 12' 7" x 10' 0" (3.84m x 3.06m) Fitted carpet. Double glazed window. Radiator. Ceiling light fitting and fan. Power points. Fitted sliding mirror-doored wardrobes.

Bedroom 2: 13' 3" x 9' 0" (4.05m x 2.75m) Fitted carpet. Double glazed window. Radiator. Power points. Telephone point. Ceiling light fitting. Fitted wardrobes.

Bedroom 3: 9' 0" x 7' 5" (2.75m x 2.27m) Fitted carpet. Double glazed window. Radiator. Ceiling light fitting. Fitted sliding doored wardrobes.

Shower Room: 5' 7" x 5' 6" (1.71m x 1.67m) Comprising a pedestal wash hand basin and corner shower cubicle with a "Triton" electric shower attachment. Wood-effect vinyl flooring. Fully tiled walls. Frosted double glazed window. Radiator. Ceiling light fitting.

Separate WC: 5' 5" x 2' 6" (1.66m x 0.76m) With wood-effect vinyl flooring. Frosted double glazed window. Low level w.c. Ceiling light fitting.

Garage: 8' 9" x 8' 6" (2.67m x 2.59m) Having double glazed window. PVCu door. No access to front of garage but it does have an up-and-over door.

Outside: To the front of the property there is a tiered lawned garden leading down to Glan-Llyn Road. Gated side access. Rear garden level and mainly laid to lawn with concrete pathway and Patio Seating Area. Fenced boundaries. Detached Garage and Workshop. Gated access to rear. **Note:** It is understood that the garage to the property was re-built and that the paperwork for the completion sign-off is yet to be finalised.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the floor mounted "Baxi" gas-fired boiler situated in the Dining Room Area.









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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 54|E.

Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation use the post code LL11 4BA. Leave Wrexham on the B5425 Llay New Road. On entering Bradley turn left onto Glan-Llyn Road immediately after Lindops Toyota Garage. Take the first right onto Beech Avenue and a right-hand turn into Pine Close. The rear access to the property can be found in the far left-hand corner.

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