

Offers in the region of £555,000

4 Bedrooms 2 Bathrooms

Heatherley, 21 Glyn Avenue,
Wrexham LL12 8DF

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General Remarks

An individual modern detached dormer bungalow with a self-contained ONE BEDROOM ANNEXE occupying a double corner plot with possible development potential within a sought after cul-de-sac just off Chester Road, the main property with FOUR RECEPTION ROOMS, FOUR DOUBLE BEDROOMS, TWO BATHROOMS and double garage.

This substantial individual detached dormer bungalow has a gross internal floor area of over 3500 square feet (332 square metres). The main house comprises an entrance vestibule, entrance hall, lounge, sun room, master bedroom with en-suite, inner hall, cloakroom, snug, dining room, light oak fitted breakfast kitchen and utility room with three double bedrooms, a bathroom and walk-in attic space above. Leading off the utility there is a rear hall giving access to a self-contained annexe comprising a living room, double fitted bedroom and shower room. The property is gas centrally heated and PVCu double glazed with matching fascias and soffits. Outside there is an integral DOUBLE GARAGE and areas of established mainly lawned gardens with a choice of seating areas to the enclosed screened south westerly facing rear.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Location: The property occupies a cul-de-sac location within the sought after residential district of Acton. It lies approximately 200 yards from the Garden Village Shopping Parade on Chester Road approximately a mile equidistant between the city centre and Gresford roundabout, from where the A483 dual carriageway leads to Chester (10 miles) and the motorway network. Local amenities include Acton and Wats Dyke Primary Schools, The Acton Pub Restaurant, and Acton Park itself providing open walks.

Constructed of brick-faced external cavity walls beneath a concrete tile-clad roof.

Accommodation

On The Ground Floor:

Entrance Porch: 8' 0'' x 5' 9'' (2.44m x 1.75m) Approached through a part double glazed PVCu framed door with matching side reveals. Ceramic tiled floor. Timber framed glazed door and side screen to:

Entrance Hall: 20' 0'' x 8' 10'' (6.09m x 2.69m) including staircase leading off. Radiator. Dado rail. Inset ceiling lighting. Two wall-lights. Door-chimes.

Lounge: 22' 8'' x 15' 9'' (6.90m x 4.80m) Dual aspect with windows to the front and side. Fitted gas fire to a slate and stone extended fireplace surround with adjacent book-shelving and television plinth. Deep coved ceiling with two pendant light points. Four wall-lights. Two radiators. Television aerial point. Three double and one single power points. Sliding aluminium framed patio doors to:

Sun Room: 7' 2'' x 7' 1'' (2.18m x 2.16m) Radiator. Single power point. Wall-lights. Coved ceiling. Sliding aluminium framed sealed unit double glazed patio doors to the side garden.

Bedroom 1: 20' 3'' x 10' 0'' (6.17m x 3.05m) To the face of a range of seven-doored fitted wardrobes with matching chests of drawers and bedside units. Wall mounted mirror. Coved ceiling. Inset ceiling lighting. Two radiators. Three single power points. Television aerial point.

En-Suite Shower Room: 8' 3'' x 5' 0'' (2.51m x 1.52m) Fitted three piece suite comprising a close coupled w.c., vanity wash hand basin and shower tray with screen entrance door and mains thermostatic shower fitting. Part tiled walls. Coved ceiling. Electric shaver point.

Inner Hall: 17' 7'' x 3' 10'' (5.36m x 1.17m) Coved ceiling. Inset ceiling lighting. Two wall-lights. Dado rail.

Cloakroom: 8' 8'' x 5' 10'' (2.64m x 1.78m) Fitted two piece Sun King shaded suite comprising a pedestal wash hand basin and close coupled w.c. Part tiled walls. Cloaks hooks.

Snug: 11' 10'' x 11' 0'' (3.60m x 3.35m) Built-in cupboard. Radiator. Two single power points. Coved ceiling with pendant light points. Two wall-lights.

Dining Room: 14' 0'' x 12' 0'' (4.26m x 3.65m) Sliding aluminium framed double glazed patio doors to the rear garden. Obscure glazed divide from the Hall and arched feature window to the Main Entrance Hall. Serving hatch. Radiator.

Breakfast Kitchen: 13' 10'' x 11' 10'' (4.21m x 3.60m) Fitted ranges of light oak finished units including a single drainer one-and-a-half-bowl composite sink set into a total of twelve-doored base units having drawers above and one set of pan drawers with a wine-rack and space for a fridge beneath. Seven-doored suspended wall units, two with lead-lighted doors. Adjoining tall unit accommodating a "Hotpoint" electric double oven. Inset electric hob. Ceramic tiled splash-backs. Electric cooker point. One double and two single power points exposed with concealed spurs for appliances.

Utility Room: 8' 10'' x 7' 0'' (2.69m x 2.13m) excluding fridge recess. Single drainer stainless steel sink unit inset into a single base cabinet with extended work surfaces, beneath which there is plumbing for a dishwasher and automatic washing machine. Radiator. Wall cabinet. Wall mounted "Glow-Worm" gas-fired central heating boiler. Ceramic tiled splash-back. One double power point exposed with concealed spurs for appliances. Built-in cupboard with access-door to the Garage.



















Rear Hall: 10' 8'' x 5' 3'' (3.25m x 1.60m) PVCu framed double glazed door with matching side reveal to rear garden. Ceramic tiled floor. Radiator.

Front Passage: 10' 7'' x 5' 4'' (3.22m x 1.62m) PVCu framed door with side reveal to the front. Velux roof-light. Personal door to Garage.

THE ANNEXE:

Living Room: 15' 7'' x 12' 9'' (4.75m x 3.88m) maximum. Suspended bow window overlooking the rear garden. Radiator. Coved ceiling. Four wall-lights. Four double power points. Television aerial point.

Bedroom: 10' 4'' x 10' 0'' (3.15m x 3.05m) Including ranges of fitted wardrobes and matching chests of drawers. Radiator. Two double power points.

En-Suite Shower Room: 8' 0'' x 4' 11'' (2.44m x 1.50m) Fitted three piece suite comprising a vanity wash hand basin, close coupled w.c. and corner shower tray with screen and "Mira" mains thermostatic shower. Radiator. Electric shaver point.

On The First Floor:

Spacious Landing: Fitted wardrobes. Dormer loft access point. Airing cupboard with immersion heater. Radiator.

Bedroom 2: 15' 10'' x 10' 0'' (4.82m x 3.05m) Including fitted wardrobes. Built-in cupboard. End window. Radiator. Two double power points.

Bedroom 3: 12' 5'' x 11' 2'' (3.78m x 3.40m) Including fitted wardrobes and dressing table unit. Concealed access to walk-in Attic Storage Area. Radiator. One double and one single power points.

Bedroom 4: 12' 5'' x 9' 2'' (3.78m x 2.79m) Including fitted wardrobes and dressing table unit. Radiator. Double power point.

Bathroom: 8' 10'' x 8' 2'' (2.69m x 2.49m) Fitted three piece pampas and white shaded suite comprising a panelled bath, pedestal wash hand basin and close coupled w.c. Fully tiled walls. Inset ceiling lighting. Radiator.

Outside: A double-width pavier drive gives access to the Integral Double Garage 17'10" x 16'8" (5.43m x 5.08m) fitted with two metal up and over doors, electric light and power points. There are areas of informal gardens to all elevations, laid predominantly to lawns with specimen shrubs and mature trees and a choice of Seating Areas within the private, safely enclosed, south-westerly facing rear garden. Outside lighting system.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Glow-Worm" gas-fired boiler situated in the Utility Room. The property is wired for a BT telephone system.

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

Agent's Note: The fitted floor coverings, light fittings and window coverings are to be included at the sale price.

Viewing: By prior appointment with the Agents.

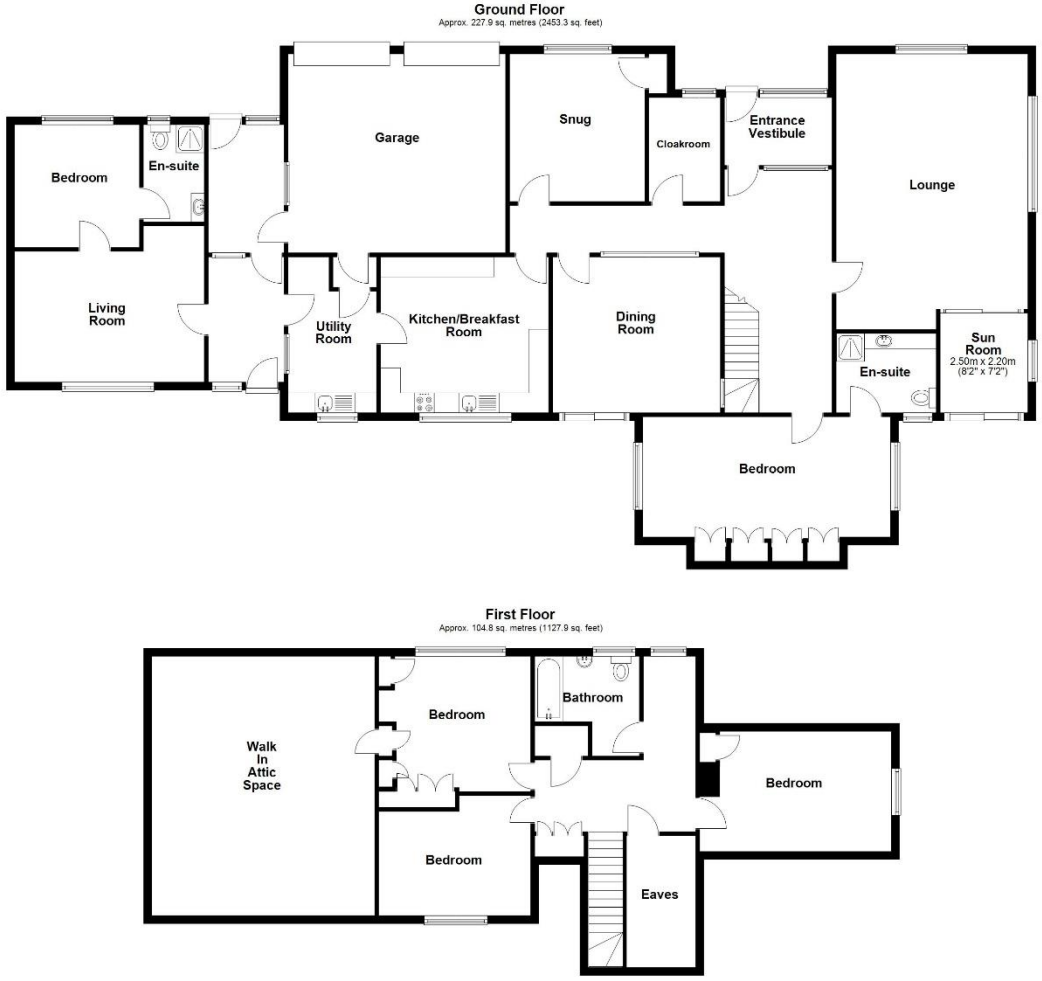
EPC: EPC Rating - 70|C.

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

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Directions: For satellite navigation use the post code LL12 8DF. From the city centre proceed on the Chester Road to the brow of Acton Hill. Pass The Acton Pub on the right and then continue for about 100 yards until passing over a zebra crossing, after which turn almost immediately right into Glyndwr Road. After about 100 yards turn left onto Glyn Avenue, when the bungalow will be seen after Lyndale Grove after the left-hand bend.



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