REID & ROBERTS

INDEPENDENT ESTATE AGENTS

15 Bryn Glas

Rhosllanerchrugog, Wrexham, LL14 2EA

£269,000

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Recessed Porch
Approached through an arched entrance. Tiled floor.

Entrance Hall
Wooden double doors opening into the entrance porch. Wooden door opening into hallway with decorative stained glass panel and matching side panels. stairs off to the first floor.

Lounge
11'4" (+bay) x 11'11" (3.46m (+bay) x 3.64m)
A spacious and beautifully presented room with a double glazed bow window to the front, attractive central fireplace with Log burner with slate stone hearth and timber mantel. Carpeted flooring. panel radiator, TV aerial point.

Kitchen/Dining Area/ Sitting Room
22'9" x 18'4" (6.94m x 5.60m)
A Spacious Open Plan Area with the sitting room having a wonderful wood burner with stone hearth, carpeted flooring, The kitchen extends into the dining room and is superbly presented with a comprehensive range of matching wall, drawer and base units, wood work surfaces with inset double ceramic sink with 'pull out' mixer tap over, built in electric oven and grill, 5 ring gas hob with stainless steel splash back and extractor fan over, plumbing for a washer, breakfast bar area with units under, part tiled walls, wood effect cushioned flooring, double glazed window to the rear, door off to a useful under stairs storage cupboard, door to cupboard housing the wall mounted combination boiler.

First Floor Landing
Upvc double glazed window to the side elevation, Panel radiator, oak doors off to bedrooms and family bathroom.

Bedroom One
11'10" x 11'9" (3.63m x 3.60m)
A spacious and well presented room with a double glazed window to the rear, feature cast iron fireplace, carpeted flooring.

Bedroom Two
11'6" x 11'10" (3.52m x 3.63m)
With a double glazed bow window to the front, cast iron fireplace, panel radiator, carpeted flooring.

Bathroom
Fitted with a three piece white suite comprising of Panel enclosed P shaped bath with electric shower over and glazed shower screen with part tiled walls. low level WC and wash hand basin, built in airing cupboard. cast iron radiator. Upvc double glazed frosted window to the rear elevation.

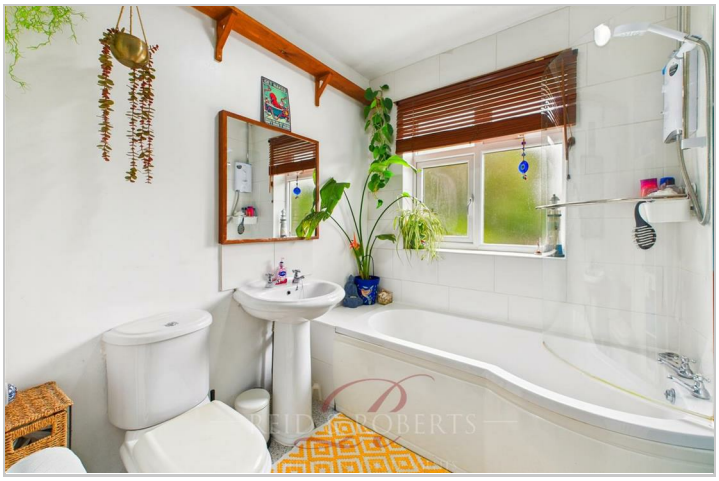
Bedroom Three/Study
This room has been fitted with a staircase, which leads to the upper loft space, but this could easily be removed if required. Window to front. Vintage style radiator.

Converted Attic Space
6'5" x 6'4" (1.97m x 1.95m)
The original bedroom is currently used as a study and stairs rise up to a good size space with two velux windows, storage under the eaves and carpeted flooring. (please note the converted loft space does not have building regs so it cannot be called a room).

Outside
To the front is a tarmac driveway providing off road parking and leading to a garage suitable for a small

car. To the side is a paved pathway with gated access which leads to the rear of the property.

The rear garden area has been well maintained and improved by the present owner. It offers a great degree of privacy and sun throughout the day with a Patio seating area with steps up to a raised lawned garden, and Patio area, with decorative stone, planted borders and a gated access to the rear, fencing to the boundaries. The owner has informed us that there is also a small area of garden just outside the fenced boundary that also belongs to the property.



Road Map

Hybrid Map

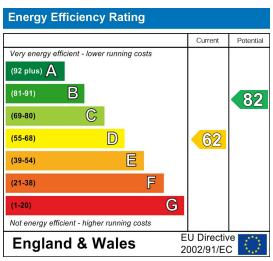
Terrain Map

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



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