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residential sales & lettings

2 Glan-Llyn Road, Wrexham, LL11 4BA

O.I.R.O £259,995

Nestled on the charming Glan-Llyn Road in the picturesque area of Bradley, Wrexham, this delightful detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

Outside, the property boasts parking for two vehicles, providing ease and accessibility for you and your guests. The surrounding area is known for its friendly community and offers a variety of local amenities, making it an ideal location for those seeking a balance of tranquillity and convenience.

This charming home on Glan-Llyn Road is not just a property; it is a place where you can truly settle down and enjoy life. Whether you are a first-time buyer or looking to relocate, this house is a fantastic choice that combines comfort, space, and a welcoming atmosphere. Do not miss the chance to make this lovely house your new home.

Call Olivegrove on 01978 750234 to arrange a viewing.

Entrance Hallway

UPVC part glazed door with glazed panels either side, Carpet to floor, Radiator, socket and light fitting, 2 Storage cupboards, 1 housing electric meter

Living Room 11'10" x 24'2" (3.62 x 7.37m)

UPVC Bay window to front elevation, French doors to rear. Carpet to floor,3 x Radiators, 2 x light fittings & gas fire. Door to:

Kitchen / Diner 20'11" x 8'5" (6.39 x 2.57m)

Carpet to dining area and tile effect flooring to Kitchen. UPVC double glazed windows to side and rear elevation, part glazed door to side. A range of base, wall and drawer units with complimentary worktop over, inset Gas hob and integrated double oven. Space for fridge freezer and space and plumbing for washing machine.

Stairs / Landing

UPVC double glazed window to side elevation. Carpet to floor, airing cupboard, access to attic and doors of to:

Bedroom 1 10'1" x 12'8" (3.08 x 3.87m)

UPVC double glazed window to front elevation. Carpet to floor, radiator, ceiling fan light fitting and built in wardrobes.

Bedroom 2 9'0" x 13'4" max (2.75 x 4.08m max)

UPVC double glazed window to rear elevation. Carpet to floor, radiator, light fitting and built in wardrobes.

Bedroom 3 7'5" x 9'0" (2.27 x 2.75m)

UPVC double glazed window to rear elevation. Carpet to floor, radiator, light fitting and built in wardrobes.

Shower Room 5'6" x 5'6" (1.70 x 1.68m)

UPVC double glazed window to rear elevation. Vinyl flooring and part tiled walls, radiator and light fitting. Glazed shower enclosure with electric shower and Pedestal wash basin.

W.C.

UPVC double glazed window to rear elevation. Vinyl flooring, part tiled walls and light fitting.

Externally

Front

A tiered garden mainly laid to turf, with mature planting and a pathway leading to the front and rear of the property.

Rear

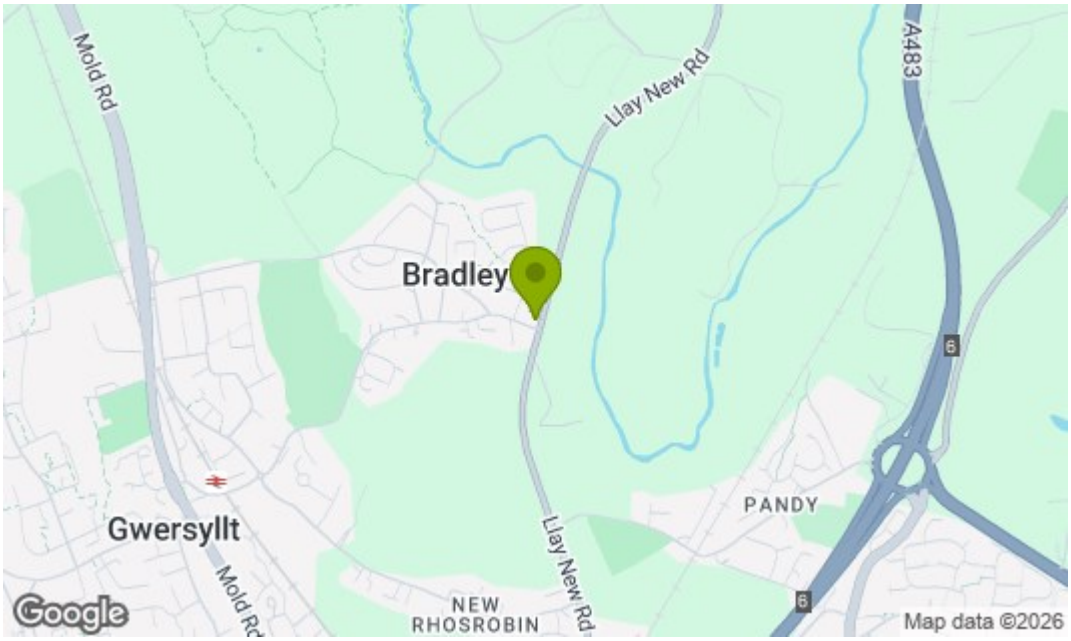
An enclosed rear garden mainly laid to lawn with mature plants and patio areas. A pathway leads to the rear gate which leads to the driveway and garage.

Garage

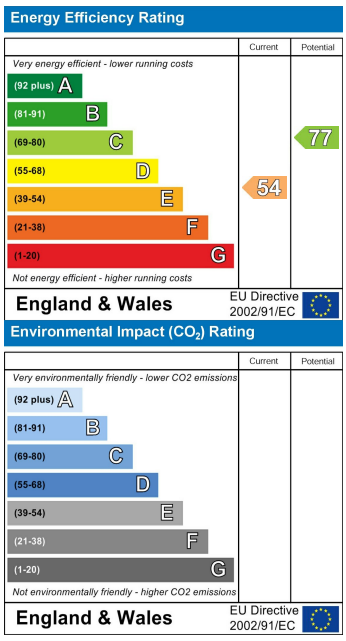
With up & over Door, Personal door and window to rear elevation

Floor Plan

Area Map



Energy Efficiency Graph



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