



Ffordd Uchaf | | Gwynfryn | LL11 5UN

Price £350,000



ROSE RESIDENTIAL

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Nestled up in the hills overlooking Wrexham, this detached four bedroom bungalow offers truly special, far-reaching views over fields and countryside. Situated on an extensive and private plot, with thoughtfully landscaped gardens full of mature trees, shrubs, and plants. The property comprises of a welcoming conservatory, a central kitchen/dining room and a comfortable living room. There are four bedrooms, including one with en-suite, plus a separate modern shower room.

### Entrance

The property can be entered either through the conservatory or side porch/utility space.

### Conservatory

20'9" x 13'3" (6.35m x 4.05m)

Constructed in UPVC double glazing with a polycarbonate roof, this room benefits from surrounding views. It has ceramic tiled flooring, radiators, and two sets of patio doors gives dual access to the front and side gardens.

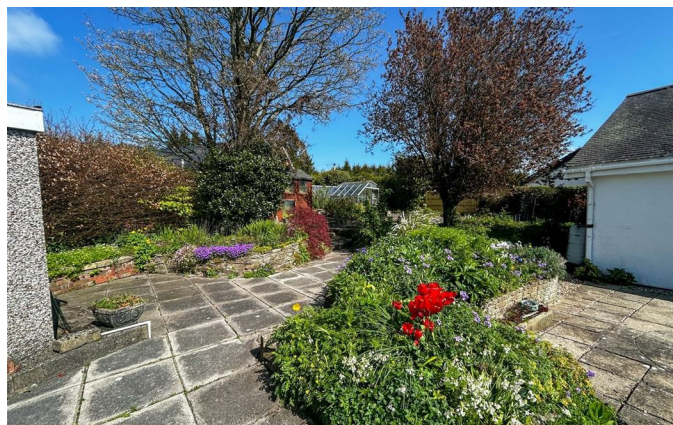
### Hallway

A L-shaped hallway links all four bedrooms, a stylish family shower room, and leads back to lounge and conservatory.

### Bedroom Three

9'7" x 11'1" (2.94m x 3.38m)

Positioned at the front of the property, this bedroom has a bright, airy feel thanks to the large UPVC double glazed window which captures the countryside views. Finished with laminate flooring and a radiator.





### Lounge

18'10" x 12'11" (5.75m x 3.95m)

This light filled reception room is finished with oak flooring and benefits from a large UPVC front facing window that perfectly captures the panoramic countryside views. The room offers a welcoming and comfortable space ideal for both everyday living and relaxation.

### Kitchen & Dining Room

22'2" x 11'1" (6.76m x 3.38m)

The kitchen is beautifully appointed in a modern shaker style, featuring a combination of wall, base, and drawer units finished with polished quartz worktops and matching risers. A range of integrated appliances includes an induction hob, stainless steel oven, extractor fan, fridge, and dishwasher. A cleverly designed corner pantry provides excellent additional storage whilst a glazed internal door connects directly to the living room, enhancing the flow of the home. The room also accommodates a generous dining area, with a front facing UPVC double glazed window that frames the far-reaching views, making it an ideal spot to dine or entertain while enjoying the outlook.

### Utility/Side Porch

18'1" x 5'11" (5.53m x 1.81m)

A side porch with tiled flooring provides access from both the front and rear gardens and includes plumbing for a washing machine or fridge/freezer with ample storage space. This also leads directly into the Kitchen & Dining Room.

### Bedroom One

10'10" x 12'11" (3.31m x 3.95m)

The main bedroom is a spacious double room featuring a modern en-suite shower room for added convenience. A large rear facing UPVC double glazed window offers a beautiful outlook over the garden, filling the room with natural light. Additional features include a radiator and stylish laminate flooring.

### En-Suite Shower Room

The en suite is neatly fitted with a modern three-piece suite comprising of a walk-in shower with electric shower unit, low-level WC, and wash hand basin set into a vanity unit for extra storage. The space is finished with contemporary PVC paneling.

### Bedroom Two

13'6" x 9'10" (4.14m x 3.00m)

Fitted with mirrored wardrobes, this room makes clever use of space. A rear facing UPVC double glazed window looks out over the rear garden, there is also a radiator and laminate flooring.

### Bedroom Four

8'5" x 7'11" (2.58m x 2.42m)

The smallest of the four bedrooms, but still a spacious bedroom, this room also offers potential to be a home office. There is a side facing UPVC double glazed window, radiator and laminate flooring.

### Main Shower Room

A modern fitted shower room with a double shower enclosure (dual-head thermostatic shower), pedestal wash basin, low level WC, and a chrome heated towel rail. The floor is tiled, walls are partially tiled, and the ceiling has recessed downlights and an extractor fan. There is a side facing UPVC double glazed window with privacy glass.



## External

Enjoying a pleasant open outlook across the surrounding countryside, the property is set back from the road and approached via a patterned concrete driveway, offering ample off-road parking and access to a single garage with an up-and-over door.

Both the front and rear gardens are well-maintained and offers versatile outdoor space with a mixture of paved and gravel seating areas, complemented by a generous lawn and an array of mature trees, shrubs, and flowering beds.

## Disclaimer

The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility for any errors or omissions, and it is subject to change without notice.

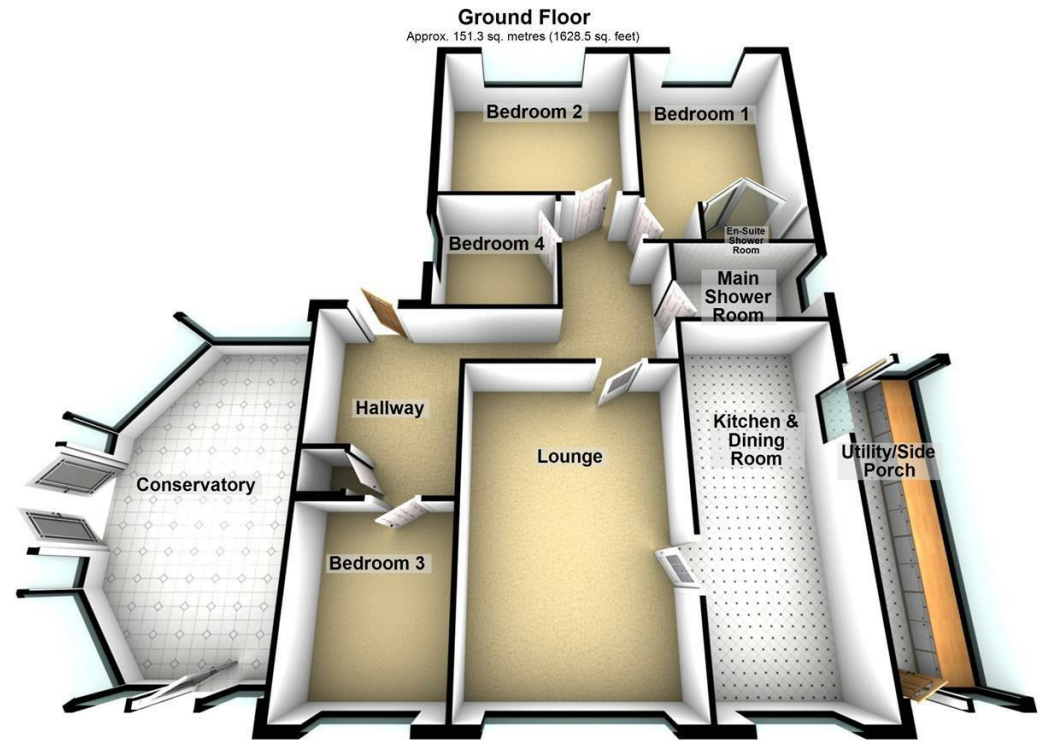
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Total area: approx. 151.3 sq. metres (1628.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham

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