



**34 Ffordd Glyn, Wrexham, LL13 7QN**  
**Offers In Excess Of £375,000**

A beautifully presented and spacious 3 bedroom detached bungalow with garage positioned on a corner plot within the sought after residential development of Coed-y-Glyn enjoying picturesque countryside walks on the doorstep yet only a short distance from all the amenities of the city centre. The light and airy accommodation has been well maintained and briefly comprises an open fronted porch, welcoming hall with oak floor and useful store cupboards, good sized lounge featuring a bow window overlooking the front garden, open plan fitted kitchen dining room providing a sociable entertaining space with utility off, 3 bedrooms, 2 are doubles, and an en-suite to the principal bedroom. The family bathroom includes a bath and shower. Gas fired central heating via a modern combi boiler and Upvc double glazing. The lawned gardens extend to the front and side within privacy hedging to border. The rear courtyard style garden provides a lovely seating/relaxing area. Private drive leads to the detached garage with electric door. EPC Rating -

## LOCATION

The residential development of Coed Y Glyn has long been regarded as a highly sought after residential area adjoining the picturesque National Trust Parkland of Erddig and yet within easy reach of Wrexham City Centre which has an excellent range of High Street shopping facilities and social amenities to include restaurants, pubs, health clubs, etc. There are excellent road links to the major commercial and industrial centres of the region including the Wrexham industrial estate, Hospital and University. The property is within the catchment area for the highly regarded St Joseph's secondary school and Victoria primary school.

## DIRECTIONS

Proceed towards Wrexham City Centre along the Mold Road passing the football ground and Wrexham general train station on the left hand side, continue into the right hand lane bearing right at the traffic lights and into the left hand lane, continue over the bridge and proceed across the next roundabout through the next set of traffic lights into Victoria Road and again across the next roundabout into Fairy Road. Take the third turning into Sontley Road and proceed past St Josephs school on the right hand side taking the 2nd right hand turn into Ffordd Glyn. Continue past the turning for Ffordd Ystrad and the bungalow will be observed on the right shortly after.

## HALL

An open fronted porch with Upvc double glazed entrance door opens to the welcoming and spacious hall featuring an Oak floor, radiator, two useful storage cupboards, airing cupboard, central heating timer control and mains wired smoke alarm.

## LOUNGE 15'8" x 14'9" (4.8 x 4.5)

A light and airy reception room with Upvc double glazed bow window to front and Upvc double glazed window to side providing an excellent degree of natural light, chimney breast with slate hearth and electric fire, coving to ceiling and radiator.

## OPEN PLAN KITCHEN DINING ROOM 20'8" x 14'9" (6.3m x 4.5m)

A part glazed Oak veneer door opens from the hall to this impressive sociable and practical space with the dining area having Upvc double glazed window overlooking the side garden, coving to ceiling, wall light points and tiled floor that continues to the kitchen area. Appointed with a range of white fronted base and wall cupboards complimented by work surface areas incorporating a ceramic 1 1/2 bowl sink unit with mixer tap and Upvc double glazed window above, 4 ring electric hob with stainless steel extractor hood above, Neff oven/grill, Neff micro/oven combi, plumbing for dishwasher, space for fridge/freezer, part tiled walls, inset ceiling spotlights, concealed 'Main' gas boiler, Upvc part

glazed external door and connecting door to the utility.

## UTILITY

Upvc double glazed window, plumbing for washing machine, space for dryer, work surface areas, tiled floor, radiator and 2 door wall cupboard.

## BEDROOM 1 16'4" x 9'10" (5 x 3)

A light and airy room with a large Upvc double glazed window, radiator and door to en-suite.

## EN-SUITE

Appointed with a shower enclosure with mains thermostatic shower and easy clean wall panels, wall hung wash basin with tiled splashback, low flush w.c., heated towel rail and tiled floor,

## BEDROOM 2 11'5" plus recess x 10'2" (3.5m plus recess x 3.1m)

Upvc double glazed window overlooking the rear courtyard, with radiator.

## BEDROOM 3 11'1" x 7'2" (3.4m x 2.2m)

Currently used as a home office with Upvc double glazed window to rear and radiator.

## BATHROOM 11'5" x 4'7" (3.5m x 1.4m)

4 Piece white suite of bath with mixer tap, shower enclosure with electric shower unit, low flush w.c. wash basin, radiator, Upvc double glazed window, tiled floor and part tiled walls.

## OUTSIDE

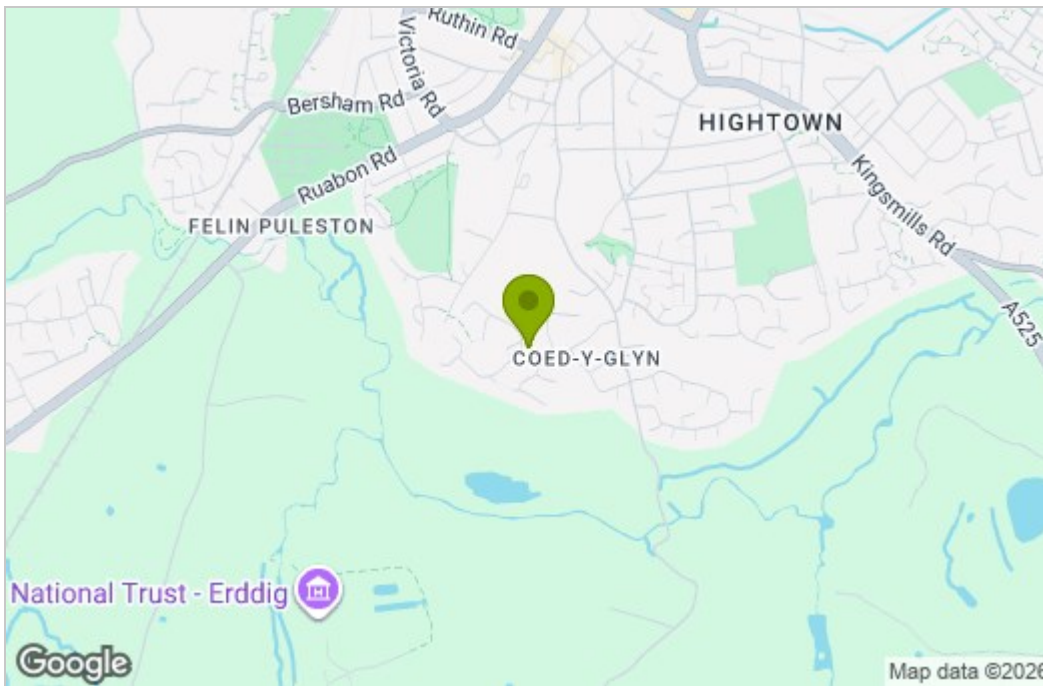
To the front of the bungalow is a low maintenance lawned garden with block paved path leading to the entrance porch bordered by a privacy hedge which continues to the side lawned garden. To the rear is a private drive providing parking for 2 cars leading to the detached garage 5.3m x 3.3m having the convenience of an electric door, rear personal door, lighting, power sockets and attic storage space. The rear garden provides a private and delightful courtyard style setting with block paved patio area for outdoor dining and relaxing, further lawned area to the side and cold water tap.



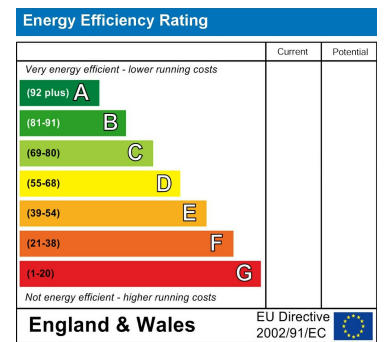


# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.