



22 Trem Y Nant, Coed Y Glyn, Wrexham, LL13 7QL

Offers In Excess Of £380,000

A spacious 5 bedroom detached family home with established and good sized rear garden adjoining the picturesque Erddig National Trust Parkland located in the established and sought-after development of Coed-Y-Glyn. Both primary and secondary schools are within walking distance together with the popular 'Hickorys' Restaurant. The light and bright accommodation briefly comprises an open fronted porch, spacious entrance hall with stairs off to first floor landing and useful coats cupboard, ground floor w.c, dual aspect spacious lounge leading to the conservatory enjoying a lovely rear garden aspect, separate family dining room and good-sized kitchen/breakfast room. On the first floor there are five bedrooms together with a spacious modern shower room. Gas fired central heating and Upvc double glazing. To the outside, a private drive provides ample parking and guest parking and leads to the garage with electrically operated door. The front garden has a variety of established shrubs. The rear garden is a particular feature providing an excellent outdoor entertaining space for both children and adults with generous lawned area, patio for relaxing, established flower beds and a good degree of privacy with a tree lined aspect. NO CHAIN. Energy Rating - D (67)

LOCATION

The residential development of Coed Y Glyn has long been regarded as a highly sought after residential area with this particular property 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, Wrexham Maelor 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 right hand turning after 'Hickorys' restaurant into Trem y Nant and the property will be observed on the left after approximately 50 yards.

ON THE GROUND FLOOR

An open-fronted porch with part-glazed entrance door and matching side window panel opens into:

RECEPTION HALLWAY

Having stairs off to first floor landing, two-panel doors off to all rooms, double doors to cloaks cupboard and radiator.

GROUND FLOOR CLOAKROOM/W.C

Appointed with a low level w.c., wash basin, radiator and upvc double glazed window.

LOUNGE 23'7" x 14'3" (7.19 x 4.35)

A particularly spacious reception room having upvc double glazed window to front, stone effect fireplace with side television plinth, radiator and upvc double glazed sliding patio doors opening to:

CONSERVATORY 12'4" x 8'0" (3.75 x 2.43)

Enjoying a particularly pleasant aspect over the rear garden and towards Erddig National Trust Parkland. Tiled flooring, electric opening roof windows and wall light.

DINING ROOM 13'11" x 10'1" (4.23 x 3.08)

A good-sized family dining room with upvc double glazed window overlooking rear garden with radiator below.

KITCHEN/BREAKFAST ROOM 17'8" x 10'8" (5.39 x 3.25)

Appointed with a timber-trimmed range of base and wall units with upvc double glazed window overlooking the garden and woodland of Erddig National Trust Parkland, worktops with part-tiled splashbacks, 1½ bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for tumble dryer, double oven and four-ring electric hob with extractor above, serving hatch, radiator, space for fridge/freezer and part-glazed external door with upvc double glazed side window.

ON THE FIRST FLOOR

Approached via the staircase from the entrance hall to:

LANDING

Having two-panel doors off to all rooms, good-sized airing cupboard with hot water cylinder and shelving, ceiling hatch to roof void and radiator.

BEDROOM ONE 13'11" x 10'1" (4.25 x 3.08)

Enjoying a lovely rear garden aspect via the upvc double glazed window, radiator and built-in double wardrobe.

BEDROOM TWO 11'7" x 10'9" (3.52 x 3.27)

A good-sized double bedroom having upvc double glazed window overlooking rear garden, double wardrobe and radiator.

BEDROOM THREE 13'9" (min) x 9'10" (4.19 (min) x 3.0)

With upvc double glazed window to rear and side, radiator and good-sized eaves storage space.

BEDROOM FOUR 10'8" x 8'9" (3.26 x 2.67)

With upvc double glazed window to front and side, fitted wardrobe and overbed storage cupboard.

BEDROOM FIVE 14'6" x 10'2" (max) (4.43 x 3.09 (max))

With upvc double glazed window to front and radiator.

SHOWER ROOM 11'9" x 7'6" (3.6m x 2.3m)

Appointed with a modern white suite of his and hers wash basins within vanity cupboards and illuminated mirrors above, walk in double width shower with mains thermostatic shower unit with drench style shower unit, low flush w.c., inset ceiling spotlights, extractor, shaver socket, 2 chrome heated towel rails, tiled floor, tiled walls and 2 Upvc double glazed windows.

OUTSIDE

The property is approached via a private driveway providing parking for three/four cars which leads to the:

GARAGE 16'10" x 10'9" (5.12 x 3.27)

Having the benefit of electric roller shutter door, side personal door, lighting and power, and housing the wall-mounted Worcester central heating boiler.

GARDENS

The front garden has been landscaped for ease of maintenance to include rockery-style flower beds with brick path and slate. A gated pathway then leads to the lovely rear garden which is a particular feature having a lovely aspect, paved patio for outdoor entertaining with good sized lawned garden beyond, shaped borders with a variety of shrubs. The garden is enclosed within timber lap fencing and provides a safe family environment which enjoys a good degree of privacy with the backdrop of Erddig National Trust Parkland.

PLEASE NOTE

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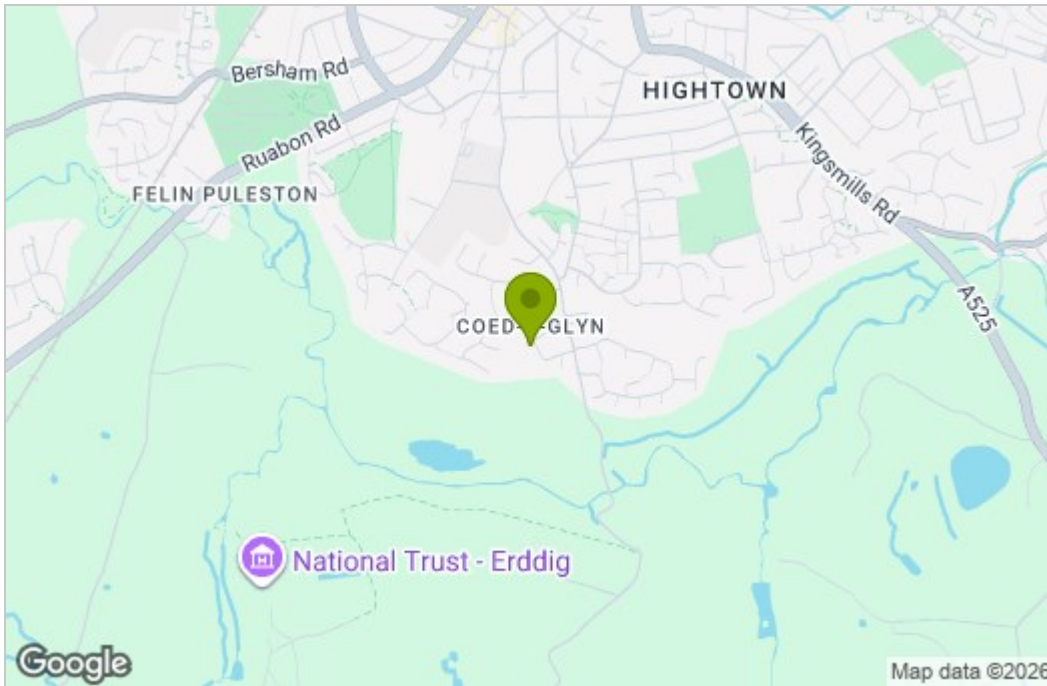


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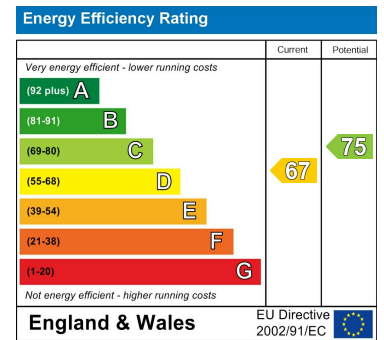
Floor Plan



Area Map



Energy Efficiency Graph



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