



**15 Ffordd Ystrad, Coed Y Glyn, Wrexham, LL13 7QQ**  
**Offers In Excess Of £400,000**

A spacious and extended 4 double bedroom detached family home with double garage and private rear garden located on this established residential development on the fringe of the picturesque National Trust Parkland of Erddig and yet within walking distance of the city centre, primary and secondary schools, restaurant and excellent road links. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises an enclosed porch, welcoming hall with useful store cupboard, stairs to 1st floor landing, cloaks/w.c. double doors opening into the good sized lounge with bay window to front and patio doors to the conservatory that provides a pleasant outlook overlooking the rear garden. Fitted kitchen breakfast room that leads into the dining room or potential playroom and a utility room with access to the double garage. The 1st floor landing connects the 4 double bedrooms, 2 with built in/fitted wardrobes, an en-suite bathroom to the principal bedroom and family shower room. To the outside, a brick paved double width drive provides parking and leads to the double garage. The front garden is mainly lawned. The rear garden is a particular feature enjoying a good degree of privacy, a sunny aspect and includes brick and stone paved patio areas for outdoor entertaining and relaxing, shaped lawned garden with flower beds and privacy hedging. Energy Rating - D (67)

## LOCATION

This spacious family home is located within the sought after residential area known as Coed Y Glyn which adjoins the picturesque National Trust Parkland of Erddig and is within easy reach 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 both primary and secondary schools within walking distance together with Hickorys Restaurant and good road links to the major commercial and industrial centres of the region including the Wrexham Industrial Estate, Wrexham Maelor Hospital and University.

## 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. Take the 1st right turn onto Ffordd Ystrad, bear left and the property will be observed on the left.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

## ENCLOSED PORCH

With tiled floor, wall light points and part glazed door with matching side window panels opening to:

## HALLWAY

Featuring an attractive oak effect floor, staircase to first floor landing, radiator, deep coving to ceiling, six panel white woodgrain effect doors, alarm control panel and useful storage cupboard.

## CLOAKS/W.C

Appointed with a low flush w.c, pedestal wash basin, upvc double glazed window, tiled flooring and radiator.

## LOUNGE 25'0 x 11'9 (7.62m x 3.58m)

Double doors from the hallway flow through into this spacious lounge having gas living flame fire within fireplace, deep coving to ceiling, upvc double glazed bay window to front, two radiators and upvc sliding patio doors opening to:

## CONSERVATORY 11'2 x 9'9 (3.40m x 2.97m)

Double glazed windows overlook the rear garden, tiled flooring, central ceiling light/fan and double doors opening to the garden.

## KITCHEN/BREAKFAST ROOM 16'8 x 9'4 (5.08m x 2.84m)

Fitted with a range of base and wall units complimented by work surface areas incorporating a stainless steel five ring gas hob with stainless steel extractor hood above, double oven/grill, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, space for under counter fridge, part tiled walls, glass fronted display cabinets, tiled flooring and radiator.

## DINING ROOM 18'3 x 9'5 (5.56m x 2.87m)

A versatile room which could also be used as a second sitting room or playroom with upvc double glazed window to front, feature porthole style window to side, radiator and coving to ceiling.

## UTILITY 13'7 x 7'4 (4.14m x 2.24m)

A good sized family utility room with wall mounted gas central heating boiler, base and wall cupboards, work surface areas, stainless steel single drainer sink unit, plumbing for washing machine, plumbing for dishwasher, space for American style fridge freezer, tiled flooring, upvc double glazed window, upvc part glazed external door and PVC connecting door to the garage.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

With gallery over stairwell, upvc double glazed window to front, six panel white woodgrain effect doors, radiator, ceiling hatch to roof space and linen cupboard.

## BEDROOM ONE 18'4 x 8'9 (5.59m x 2.67m)

Upvc double glazed windows to front and side, fitted wardrobes, drawer units and over bed storage, radiator and six panel door opening to:

## EN-SUITE 9'5 x 5'4 (2.87m x 1.63m)

Appointed with a twin grip panelled bath with hand held shower attachment, pedestal wash basin, low flush w.c, upvc double glazed window, part tiled walls, radiator, inset ceiling spotlights and extractor fan.

## BEDROOM TWO 11'9 x 11'6 (3.58m x 3.51m)

Upvc double glazed window to front and radiator.

## BEDROOM THREE 11'9 max x 10'9 (3.58m max x 3.28m)

Upvc double glazed window overlooking the rear garden, radiator and six door built-in wardrobe.

## BEDROOM FOUR 11'1 x 9'6 (3.38m x 2.90m)

Upvc double glazed window to rear and radiator.

## SHOWER ROOM 8'5 x 6'4 (2.57m x 1.93m)

Appointed with a wash basin and w.c set within vanity unit, shower enclosure with electric shower unit, upvc double glazed window, part tiled walls, tiled flooring, inset ceiling spotlights, radiator and extractor fan.

## OUTSIDE

The property is approached along a brick paved double width driveway which leads to:

## GARAGE 17'5 x 14'1 (5.31m x 4.29m)

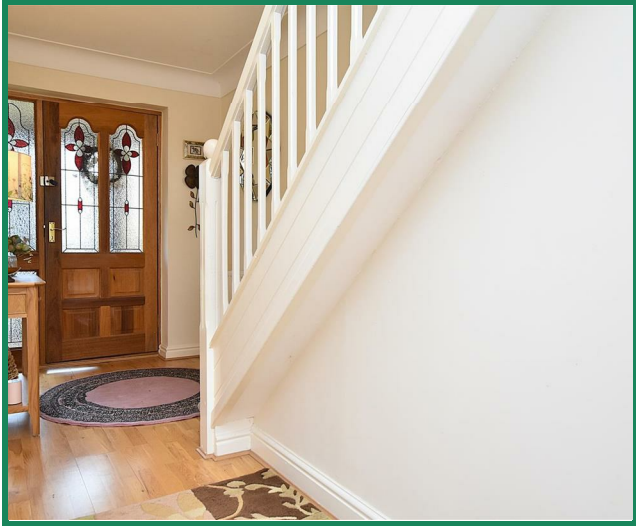
Having metal up and over door, lighting and power sockets.

## GARDENS

A brick paved path from the driveway leads to the enclosed porch alongside a mainly lawned garden with flowerbeds. A gated side path leads to the rear garden which is well established and enjoys an excellent degree of privacy to include a stone paved patio for outdoor entertaining, further brick paved seating area, shaped lawn, flowerbeds, privacy hedging, timber lapped fencing and additional patio to the rear of the garden alongside a store shed.

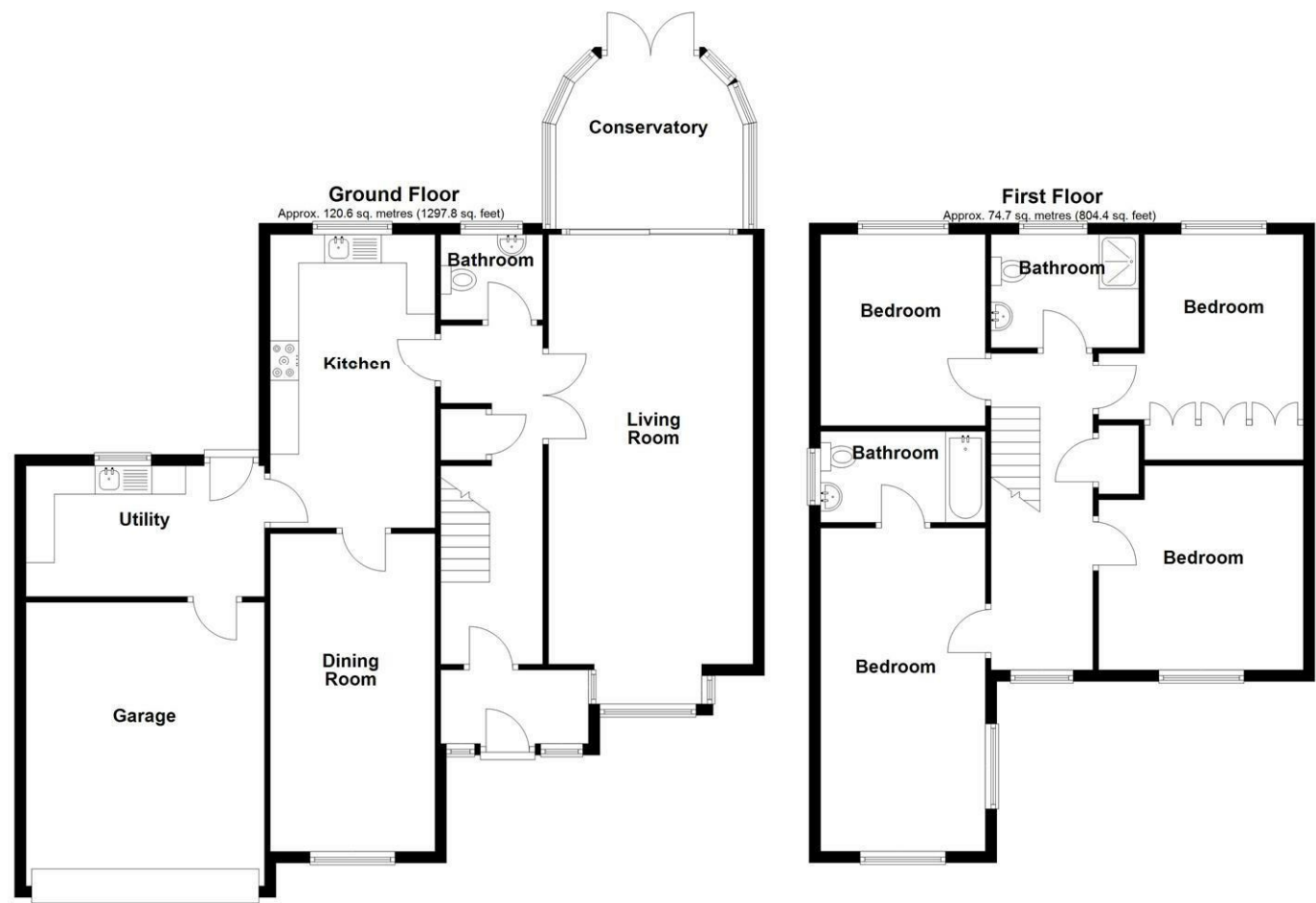
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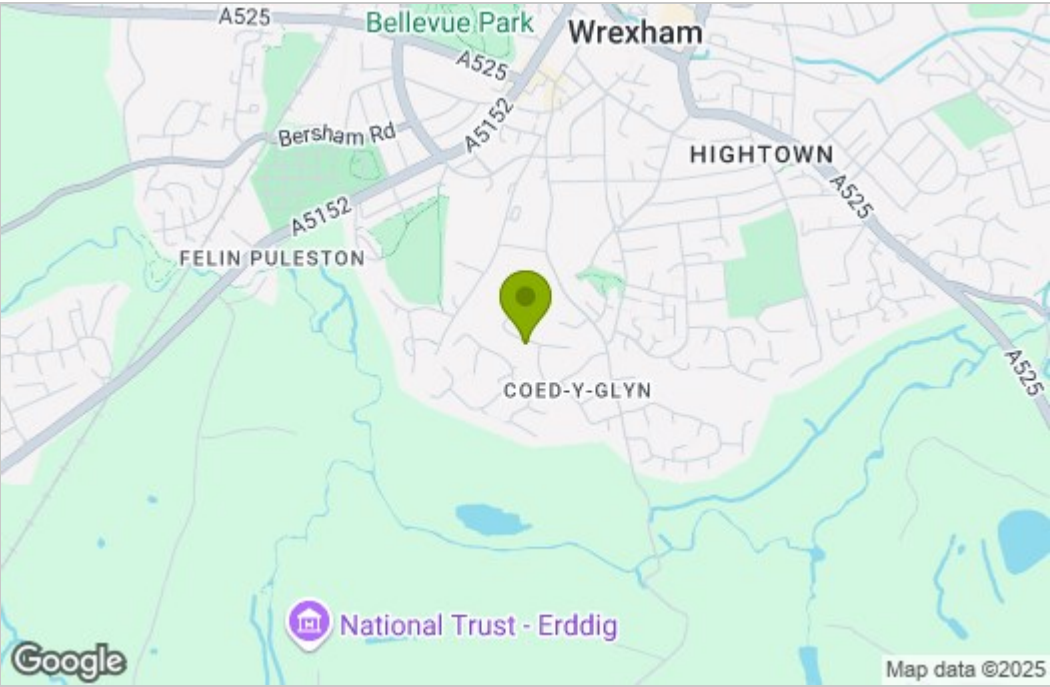




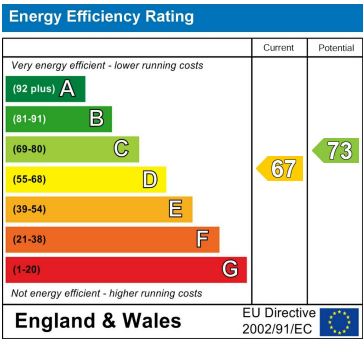
Floor Plan



Area Map



Energy Efficiency Graph



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