



35 Glyn Avenue

Wrexham, LL12 8DF

£425,000



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Entrance hall

10'5" x 3'10" (3.19m x 1.18m)

Accessed via a UPVC front door with double glazed side panels, the property opens into a welcoming Entrance Hallway featuring textured ceilings, wall scone lighting, fitted carpet, single radiator and access to the Downstairs W.C and Dining Room.

WC

3'10" x 3'10" (1.18m x 1.17m)

Fitted with a low flush W.C. and matching scallop basin with mixer tap. Benefits include a frosted arched front window, single radiator, wall scone light, part tiled walls and textured ceiling.

Dining room

15'9" x 10'10" (4.81m x 3.31m)

A spacious dining area with tiled flooring, textured walls and ceiling, and exposed beams. Features include a large single panel radiator, patio doors to the front aspect, central light point, corner staircase to the First Floor and archway opening into the Living Room. Additional door leads to the Hallway.

Living room

18'2" x 13'3" (5.54m x 4.04m)

A well-proportioned reception room with textured walls and ceiling, exposed beams, feature chimney breast with gas fire, wooden wrap mantle and decorative alcove. Further benefits include two single panel radiators, TV and telephone points, large front facing double glazed window and sliding patio doors to the side aspect. Fitted carpet, two ceiling lights plus four separate spotlights complete the room.

Rear Hall

15'7" x 2'11" (4.76m x 0.91m)

An L-shaped hallway with textured ceiling, carpet flooring, three ceiling lights, single radiator and dividing door leading to the rear section of the property. Internal painted glass doors open into arched patio doors giving access to the rear garden patio. Provides access to all lower level rooms plus useful storage cupboard.

Kitchen

12'4" x 13'10" (3.77m x 4.23m)

Fitted with a modern range of cream wall and base units complemented by work surfaces and part-tiled walls, the kitchen includes a gas hob, eye-level oven, integral microwave, double stainless steel sink with drainer and mixer tap, and two useful pantry cupboards. There is space for a fridge freezer, along with plumbing for a dishwasher. A double-glazed side window and UPVC glazed side door provide natural light and access, while linoleum flooring completes the room. A further door leads through to the Utility Room.

Utility room

10'3" x 3'4" (3.14m x 1.04m)

With tiled flooring, Worcester boiler, thermostat, void plumbing for washing machine, airing cupboard with radiator, airing cupboard housing consumer unit and alarm panel. Double glazed rear window.

Sitting room

10'6" x 9'0" (3.21m x 2.75m)

A cosy reception with textured ceiling, carpet flooring, single panel radiator, TV point and double glazed patio doors opening to the garden.

Bedroom one

11'8" x 8'11" (3.57m x 2.74m)

Double bedroom with sliding patio doors to the rear, textured ceiling, single radiator and carpet flooring.

Bedroom two

15'8" x 9'4" (4.80m x 2.87m)

Double glazed front window, textured ceiling, fitted wardrobes, single panel radiator, light fitting and access to:

Shower room

3'11" x 6'3" (1.21m x 1.92m)

Fitted with large shower enclosure with electric shower, pedestal sink with cabinet beneath, heated towel rail, illuminated mirror, extractor fan and fully tiled walls. Single glazed frosted side window.

Downstairs bathroom

11'0" x 6'9" (3.36m x 2.06m)

Fully tiled bathroom comprising low flush W.C, bidet, bath with mixer tap and shower attachment, fitted vanity unit with sink, storage cupboards and tiled mirror. Features include heated towel rail, spotlights, mosaic tile detail and frosted double glazed side window.

Office/Study

9'7" x 6'9" (2.93m x 2.07m)

Carpet flooring, textured ceiling with fluorescent strip light, double glazed frosted side window, single radiator, fitted desk units, telephone and internet points.

Bedroom three

10'9" x 12'7" (3.29m x 3.85m)

Double glazed rear window, textured ceiling, fitted carpet, single panel radiator, TV point and fitted sink with cabinet below.

First Floor

L-shaped landing giving access to:

Bedroom four

12'5" x 10'9" (3.80m x 3.29m)

Double glazed window, textured ceiling, fitted carpet, single radiator and light point.

WC

3'10" x 7'0" (1.19m x 2.14m)

Low flush W.C, bidet, pedestal sink, extractor fan, radiator and light fitting.

Bedroom five

11'5" x 14'9" (3.50m x 4.52m)

Double glazed sliding patio doors opening onto a balcony overlooking the garden. Additional features include fitted carpet, textured ceiling, double radiator, TV point, pedestal sink, large storage area with two sets of double doors housing water tank, frosted glass internal door.

Tel: 01978 353000

External

The rear garden is enclosed by high walls topped with terracotta tiles, finished in a Mediterranean style with white painted elevations. Offering a spacious terracotta tiled patio, concrete seating area, decorative alcoves, raised beds, mature shrubbery and a large pond. A gated access leads to the driveway.

To the front, the property is approached via a flagstone stairway leading to a brick pathway, which extends to a patio area and covered porch entrance. The front garden is planted with mature shrubbery and is well maintained. A red brick driveway extends from the front to the rear of the property, providing access to a single garage and rear garden entrance. The garage has an electric roller garage door.

Council Tax Band.

TBC

EPC Rating.

TBC

Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

Disclaimer 1

This property is being sold on behalf of a corporate client. The property must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Disclaimer 2

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

The house is fitted with an alarm system

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Services.

The agents have not tested the appliances listed in the particulars.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

Loans.

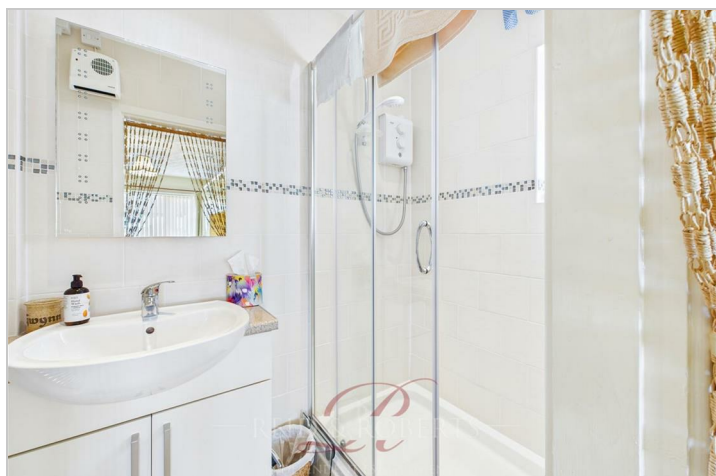
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.



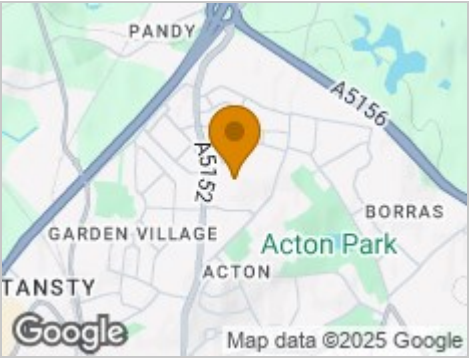
Road Map



Hybrid Map



Terrain Map



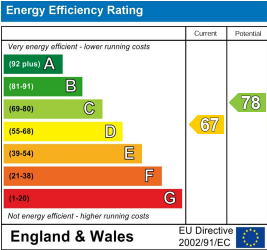
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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