

# Town & Country

Estate & Letting Agents

Glan-Llyn Road, Bradley, Wrexham

£318,500



**\*VIRTUAL TOUR AVAILABLE\*** Having undergone an extension and considerable modernisation throughout, undertaken by the current vendor this beautifully presented three bedroom family home should be viewed to be fully appreciated. Enjoying the benefits of both gas central heating along with UPVC double glazing the property itself comprises an entrance porch, an inviting reception hall, a living room with Parquet flooring throughout and a simply stunning kitchen/dining room with semi vaulted ceiling and fitted with a range of beautiful gloss white wall, base and drawer units. A utility room off with a cloakroom WC completes the ground floor accommodation. The first floor landing offers access to all three bedrooms and to the bathroom suite which is installed with a contemporary white three-piece suite. Externally to the front of the property is ample block paved off-road parking and pathways with a lawn and paved garden to the side as well as side access which leads to a rear garden. The rear garden is South East facing and enjoys the sun throughout the day, with a paved patio area, a raised lawn along with a further paved patio area in the back corner all of which is enclosed by a series of timber fence panels.

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## Externally Front

With ample block paved off-road parking situated to the front of the single garage alongside electric vehicle charging point and outside lighting. A lawn and paved garden runs alongside the property with a block paved pathway leading to the rear garden.

## Entrance Porch

6'3 x 3'8

The property is entered through a composite double glazed front door which opens to an entrance porch with quarry tile flooring, a window facing the front elevation and a second window facing the side elevation, with an internal composite door which opens to the entrance hall.



## Entrance Hall

12'4 x 6'4

An inviting entrance hall with parquet flooring, a window facing the side elevation, stairs off rising to the first floor accommodation with spindle balustrades and storage cupboards below, oak veneer doors open to the living room and to the kitchen/dining room.



## Living Room

18'3 x 13'

Having a bay window facing the front elevation, a radiator and with a continuation of the beautiful parquet flooring from the entrance hall.



## Kitchen/ Dining Room

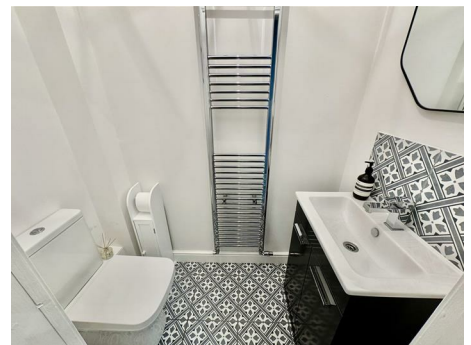
A stunning kitchen/dining room fitted with a range of gloss white wall, base and drawer units with matching island unit complimented by quartz work surfaces. Integrated appliances include two stainless steel Bosch ovens along with a Bosch induction hob, separate tower fridge and freezer and dishwasher. Throughout the room is engineered light oak flooring with three white column style radiators. Windows face the side and rear elevations with bifold doors opening to the rear garden and set within the ceiling are two skylights along with recessed downlights, a light Oak veneer door opens to the utility room.



## Utility Room

9'8 x 8'2

The utility room has a ceramic tile floor with a semi vaulted ceiling with an exposed beam and recessed downlights, there is space and plumbing for washing machine and dryer with a work surface above the window facing the rear elevation. The utility room has its own separate external entrance which is via a composite double glazed door with diamond shape double glazed insert.



## Cloakroom

Installed with a contemporary dual flush low level WC along with a vanity unit with wash hand basin mixer tap and tiled splashback with matching ceramic tile floor and heated towel rail.



## First Floor Landing

With a continuation of the banister balustrades from the entrance hall to a landing with a window facing the side elevation, a radiator and opening doors opening to the bathroom and to all three bedrooms and with access to the loft via a retractable ladder.



## Bedroom One

13'5 x 12'3

A lovely spacious bedroom with a bay window facing the front elevation with a radiator below.



## Bedroom Two

12'2 x 9'10

Having a fitted floor to ceiling storage, a window facing the rear elevation with a radiator below.



## Bedroom Three

7'9 x 7'5

With a window facing the front elevation and a radiator below.



## Bathroom

7'4 x 6'3

A lovely modern white three-piece suite comprising L shaped panel bath with waterfall style mixer tap and dual head thermostatic shower and protective screen above, a dual flush low level WC and pedestal wash hand basin with waterfall style mixer tap, the flooring is ceramic tile, the walls are fully tiled with a chrome heated towel rail and an opaque window facing the rear elevation.



## Rear Garden

The rear garden can be accessed from either side of the property leading to a paved patio area and raised lawn garden with a further paved patio area situated to the rear corner enclosed by a series of timber fence panels and having outside lighting and a water supply.

## Garage

A single garage with up and over garage door, power and light and rear access door.

## Services

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

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

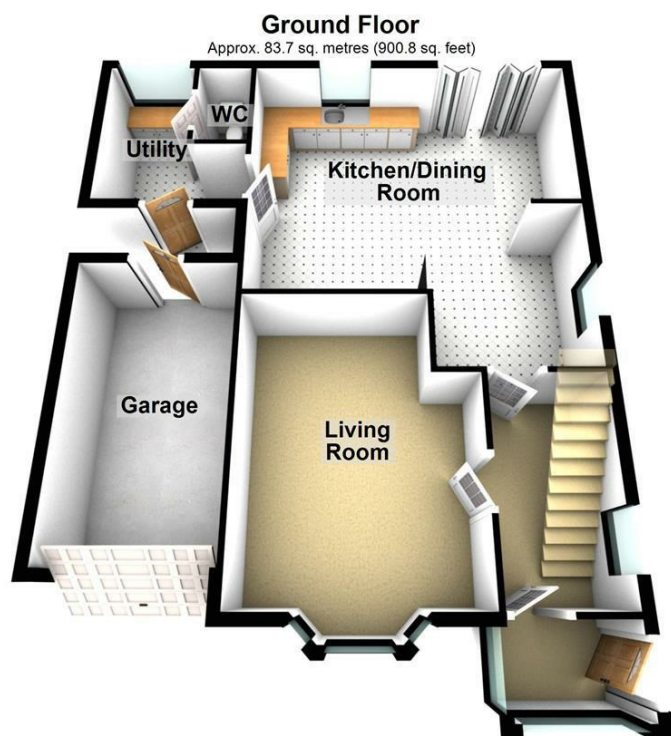
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

Approval No. H110624

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Total area: approx. 126.7 sq. metres (1364.2 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 72                      | 83        |
| England & Wales                             | EU Directive 2002/91/EC |           |

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