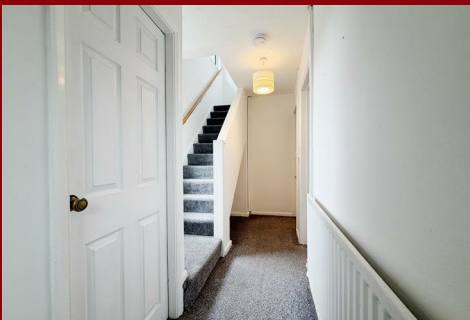


Town & Country

Estate & Letting Agents

Heol Glyndwr, Wrexham

£169,950



A spacious three-bedroom semi-detached property offering well-proportioned accommodation and excellent potential for further improvement.

The ground floor comprises an entrance hallway, convenient downstairs WC, generous living room, open-plan kitchen/dining room and a good-sized conservatory opening onto the rear garden. To the first floor are three bedrooms and a family shower room.

Externally, the property benefits from front and rear gardens, gated side access and a single detached garage situated at the rear. Further features include UPVC double glazing, a recently installed Ideal combination boiler and what appears to be updated electrical wiring.

The property would make an ideal purchase for first-time buyers, families or investors seeking a home they can modernise and personalise.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



DESCRIPTION

A spacious three-bedroom semi-detached home comprising a living room, open-plan kitchen/dining room, conservatory, downstairs WC and family shower room. The property also benefits from front and rear gardens, gated side access, UPVC double glazing, a recently installed combination boiler and a detached garage. An excellent opportunity for buyers looking to modernise a well-proportioned family home.

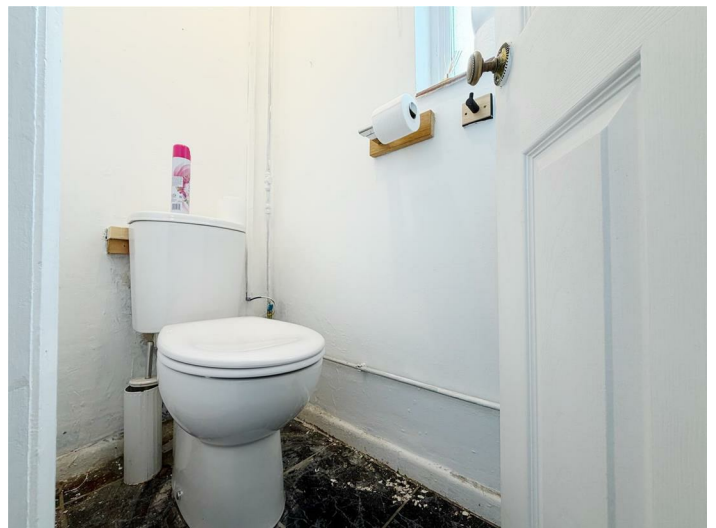
LOCATION

Heol Glyndwr is situated within the established residential village of Coedpoeth, approximately 3.5 miles from Wrexham city centre. The village offers a range of everyday amenities and community facilities, including a library and resource centre, together with local schooling and public transport connections. Coedpoeth is conveniently positioned for access towards Wrexham via the A525, which also provides connections to the A483 for travel throughout North Wales, Chester and the wider road network. Regular bus services connect the village with Wrexham, while nearby countryside destinations include Nant Mill and walking routes towards Minera.



ENTRANCE HALL

The property is entered through a UPVC double-glazed front door into a welcoming entrance hallway. A convenient downstairs WC is positioned immediately to the left, with a large radiator to the right. Stairs rise to the first-floor accommodation, while internal doors provide access to the living room and the open-plan kitchen/dining room.



DOWNSTAIRS W/C

A convenient ground-floor cloakroom comprising a WC and freestanding wash hand basin. A small UPVC double-glazed window provides natural light.



KITCHEN/DINER

A spacious open-plan kitchen and dining room featuring wood-effect laminate flooring. The kitchen is fitted with a range of wood-effect wall and base units, complementary work surfaces and ample storage space.



LIVING ROOM

A generously proportioned and spacious living room fitted with grey carpet. A large UPVC double-glazed window overlooks the front elevation and allows plenty of natural light into the room, with a radiator positioned beneath.





KITCHEN

A large UPVC double-glazed window overlooks the front elevation, while a radiator is positioned to the right-hand side upon entering. A UPVC double-glazed door leads through to the conservatory.



BEDROOM ONE

A spacious double bedroom fitted with grey carpet. A large UPVC double-glazed window overlooks the front elevation, with a radiator positioned beneath.



CONSERVATORY

A good-sized conservatory featuring tiled flooring and UPVC double glazing throughout. A radiator is positioned to the left-hand side upon entering, while UPVC double-glazed patio doors open directly onto the rear garden.



BEDROOM TWO

A further generously sized bedroom fitted with grey carpet. A UPVC double-glazed window faces the front elevation, with a radiator beneath.

The room also houses a recently installed Ideal combination boiler, which is concealed within a built-in cupboard.



BATHROOM

The family bathroom comprises a WC, a separate shower enclosure and a wall-mounted wash hand basin with an integrated vanity unit, providing useful cupboard and drawer storage.

The walls are fully tiled in white, and there is a chrome heated towel rail and an opaque UPVC double-glazed window overlooking the rear elevation.



BEDROOM THREE

A single bedroom fitted with grey carpet. The room features a UPVC double-glazed window overlooking the rear elevation, with a radiator positioned beneath.





REAR GARDEN

The rear garden can be accessed through the conservatory, via a timber side gate from the front of the property or through a rear access gate.



GARAGE

A single detached garage is situated at the rear of the property and benefits from a pedestrian side-access door.

EXTERNAL

The garden features a paved patio area, with a step leading down to a concrete section. An external water tap is positioned adjacent to the garage.

Mortgage Advice (Wrexham)

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.

Services (Wrexham)

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

To Make an Offer (Wrexham)

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

Viewings (Wrexham)

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



AWAITING FLOORPLAN

COMING SOON

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.

