

Glan Llyn, Llanfynydd, Wrexham, LL11 5HH  
£425,000 MW46526



**DESCRIPTION:** Situated in a much sought after and favoured village location is this impressive and spacious 3 bedroom detached bungalow which has versatile living accommodation to briefly comprise entrance hall, cloakroom, dining room, lounge, conservatory, fitted kitchen breakfast room with integrated appliances, utility room, inner hall, master bedroom with ensuite, 2 further double bedrooms and a family bathroom. The accommodation is complimented by oil fired underfloor heating and UPVC double glazing and externally there are large gardens with pleasant views to the front elevation, ample off road parking, single garage, outside wc, double car port, former office and outside store. As selling agents we feel viewing is a **MUST** to fully appreciate the size of the accommodation on offer and the pleasant and convenient village location. **FREEHOLD. COUNCIL TAX BAND F.**

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**GEORGE A MURRAY FNAEA – RESIDENT PARTNER**

Viewing by arrangement through Wrexham Office

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Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday



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**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**

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**DIRECTIONS:** Leave Wrexham on the Mold Road continuing past the Football Ground to the roundabout, proceed straight across in the Mold direction passing through Gwersyllt, following the roadway through Cefn y Bedd and passing under the railway bridge (just after passing The Hollybush Public House). After the bridge take the left-hand turning signposted Ffrwd and continue past the Ffrwd Public House on the right-hand side. Continue up the hill taking the right-hand turning signposted Ffrith. Continue until eventually passing all the way through the village of Ffrith and on into Llanfynydd. Continue past The Cross Keys Public House and the garage taking the left turning at the cross roads and the property will be noted on the left via the Molyneux for sale sign.

**LOCATION:** Situated in a popular and sought after village location with picturesque views across the surrounding countryside and within walking distance of the Renowned Cross Keys Public House, post office and Church with easy access to Wrexham City centre, Mold town centre and the main road network for commuting to Chester city centre and the surrounding areas of employment.

**HEATING:** Oil fired underfloor heating system installed operated via the freestanding boiler situated in the utility room.

**ENTRANCE HALL:** Textured and coved ceiling. UPVC front entrance door.



**CLOAKROOM:** Fitted 2 piece suite comprising wc and wash hand basin.

Extractor fan. Tiled floor. Splash back tiling.

**DINING ROOM:** 13' 2" x 9' (4.01m x 2.74m) Textured and coved ceiling.



**LOUNGE:** 17' 4" x 13' 7" (5.28m x 4.14m) Feature fireplace with inset living flame coal effect gas fire. 5 Wall light points. Textured and coved ceiling. Tv point. French doors leading to conservatory.



**CONSERVATORY:** 12' 6" x 11' (3.81m x 3.35m) Tiled floor. French doors leading to side elevation.



**KITCHEN/BREAKFAST ROOM: 17' 10" x 9' 7" (5.44m x 2.92m)** The kitchen is fitted with a comprehensive range of wall and base units with worktop surfaces and inset bowl and drainer and splash back tiling with integrated appliances to include hob, extractor hood and double oven. Space for dish washer. Textured ceiling with inset ceiling lighting. Tiled floor. UPVC rear entrance door.



**UTILITY ROOM: 9' 7" x 8' 3" (2.92m x 2.51m)** Fitted base unit with inset stainless steel sink unit. Space and plumbing for automatic washing machine.

Tiled floor. Freestanding oil fired boiler. Hot water tank.



INNER HALL. Loft access to boarded loft. Built in cloaks cupboard. Textured ceiling. Doors leading off to bedrooms and bathroom.

BEDROOM 1: 14' 2" x 11' 3" (4.32m x 3.43m) Textured ceiling. Tv point. Window to front elevation.



ENSUITE: 8' x 5' 6" (2.44m x 1.68m) Fitted 3 piece suite comprising wc, wash hand basin set in vanity unit and shower enclosure with fitted shower. Tiled walls. Tiled floor. Shaver point. Extractor fan.



**BEDROOM 2: 13' 10" x 9' 7" (4.22m x 2.92m) Textured ceiling. Window to side elevation.**



**BEDROOM 3: 11' x 10' 7" (3.35m x 3.23m) Textured ceiling. Window to front elevation.**



**BATHROOM:** 8' x 7' 10" (2.44m x 2.39m) Chrome style towel rail. Fitted 3 piece white suite comprising wc, wash hand basin and panelled corner bath with shower above. Extractor fan. Part tiled walls. Tiled floor.



**OUTSIDE:** The property stands in extremely generous size gardens with a pleasant open aspect to the front elevation across the surrounding countryside. The property is approached via double entrance gates which opens onto a

graveled drive which provides ample off road parking and continues past the front of the property to the single garage with electric up and over door with power and lighting laid on and has an outside wc to the rear. To the right hand side of the property there is shrub bed, lawned area, path leading to the rear of the property and a decked seating area. The drive continues to a double car port, brick store and a former block built office. Outside lighting. Outside tap.







**TERMS OF SALE:** - This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE:** - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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