



39 Heol Y Parc, Bradley
£139,950

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Olivegrove are pleased to present for sale a well presented 3 bed semi-detached house located in the popular village of Bradley overlooking green open space with an excellent range of amenities close by, including Welsh/English schools and bus/train links. The accommodation briefly comprises of a porch, entrance hallway, kitchen/breakfast room, lounge and dining area to the ground floor. On the first floor there is a family bathroom and 3 bedrooms. Externally a driveway provides off road parking. Further parking available in a parking bay opposite the property. The front garden is lawned with a boundary hedge. To the rear there is a large private garden which is mainly laid to lawn with a variety of mature fruit trees.

**** NO ONWARD CHAIN****

39 Heol Y Parc, Bradley, Wrexham, LL11 4BS

£139,950



Approached via a concrete driveway to a part glazed UPVC door into the entrance porch.

Porch

2.38m x 1.15m (7'10" x 3'9")

UPVC double glazed windows to the front and side elevations. Part glazed door leading into the Hallway.

Hallway

Double radiator, telephone point and smoke alarm. Stairs rising to first floor. Doors off.

Lounge

4.86 x 3.46 (15'11" x 11'4")

UPVC double glazed window to the front elevation overlooking green open space. Radiator and T.V Point. Modern wall mounted electric fire. Archway to Dining area.

Dining Area

3.17m x 2.77m (10'5" x 9'1")

UPVC double glazed window to the rear elevation and double glazed French doors to the side elevation. Radiator and coving.

Kitchen / Breakfast Room

4.95m x 3.68m (16'3" x 12'1")

Light and spacious kitchen with a part glazed UPVC door and side panel leading onto the rear patio. 2 UPVC double glazed windows to the side and 1 to the rear elevations. Modern fitted kitchen comprising of wall, base and

drawer units with complimentary worktops and up stands. Stainless steel sink. Integrated electric hob and oven. Newly installed Worcester boiler in cupboard housing. Tiled floor, 2 double radiators. Space for fridge freezer and washing machine. Useful under stairs storage space.

Landing

UPVC double glazed window to the rear elevation. Smoke alarm. Access to the attic.

Bedroom 1

3.63m x 2.79m (11'11" x 9'2")

UPVC double glazed window to the front elevation overlooking the green open space. Radiator, heating timer and built in airing cupboard over the stairs housing hot water tank.

Bedroom 2

3.49m max x 2.40m (11'5" max x 7'10")

UPVC double glazed window to the front overlooking the green open space. Radiator.

Bedroom 3

2.55m x 2.32m (8'4" x 7'7")

UPVC double glazed window to the rear elevation. Radiator.

Bathroom

1.95m x 1.78m (6'5" x 5'10")

UPVC double glazed window to the rear elevation. White suite comprising of a panelled bath with Triton electric shower over, close coupled W.C. Vanity unit with inset sink, chrome mixer tap over, and cupboard under. Part tiled walls and a radiator.

Outside

Front / Side

Mainly laid to lawn with a hedge to the perimeter. Concrete driveway to accommodate off road parking for one vehicle. Wooden gate giving access the side/ rear garden. Outside light.

Rear

Exceptionally large private rear garden mainly laid to lawn with a variety of fruit trees including apple and damson. Paved patio ideal for dining outdoors. Outside tap. Wooden shed.

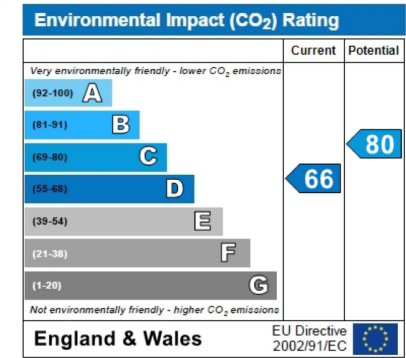
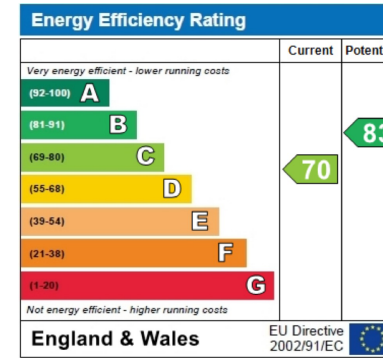
The property has under gone a full re wire in 2015, the vendor holds an electrical certificate.

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- Well presented 3 bedroom semi
- Ample off road parking
- Spacious private rear garden







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