



Offers in the region of £250,000

Shonalanga, Brymbo Road, Bwlchgwyn,  
Wrexham LL11 5UB

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 3 Bedrooms

 1 Bathroom

# Shonalanga, Brymbo Road, Bwlchgwyn, Wrexham LL11 5UB



## General Remarks

This individual detached bungalow was constructed in the mid 1970's on a triangular shaped plot extending to approximately 0.26 acre (1035 sq.m.). The well proportioned accommodation, which would now benefit from some upgrading, comprises a timber framed single glazed porch; entrance hall with drop-down ladder to an attic storeroom; lounge with arch to dining room; kitchen with dark oak fronted units; two double and one single bedrooms; bathroom with a pale blue suite. PVCu double glazing is installed to all but the porch, and front door. The central heating is an oil-fired radiator system. Outside there is an 18'6" x 11'9" attached garage with new roller shutter door and useful utility store behind. The gardens are established to lawns with specimen mature trees and shrubs. EPC Rating - 33|F.

**Location:** The property is situated towards the fringe of the village. Bwlchgwyn is situated on the A525 Wrexham (6 miles) to Ruthin (7 miles) Road with a regular bus service to both. It claims to be the highest village in Wales and provides a popular modern Primary School, Pub/Restaurant and multi-use Village Hall. More wide ranging amenities are available in the neighbouring village of Coedpoeth (2 miles). It is also convenient to Mold (9 miles) and Chester (13 miles) which can be accessed via the A483 at Rossett.

**Constructed** of rendered external elevations beneath a tiled roof.

## Accommodation

**L-Shaped Enclosed Porch:** 14' 8" x 4' 9" (4.47m x 1.45m) and 3' 10" x 3' 8" Of timber framed single glazed construction. Double power point. Aluminium framed double glazed door to:

**Entrance Hall:** Loft access-point with drop-down ladder to an Attic Storeroom. Radiator. Central heating thermostat. Cloaks cupboard.

**Attic Storeroom:** 16' 8" x 8' 0" (5.08m x 2.44m) with dormer window fitted with a PVCu double glazed unit.

**Lounge:** 18' 2" x 16' 0" (5.53m x 4.87m) Ornamental fireplace plinth. Picture window to front and French window to side garden. Two radiators. Television aerial point. Three double power points. Arch to:

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**Dining Room:** 10' 7" x 8' 8" (3.22m x 2.64m)  
Radiator. Two wall-lights. Double power point.

**Kitchen:** 11' 6" x 10' 10" (3.50m x 3.30m) maximum.  
Fitted ranges of dark oak fronted units including a  
single drainer stainless steel sink inset into a double  
base unit. Further double and single base unit.  
Eleven-doored suspended wall cabinet. Breakfast bar  
with radiator beneath. PVCu framed double glazed  
external door. Ceramic tiled floor. Tiled splash-back.  
Electric cooker point.

**Bedroom 1:** 11' 6" x 9' 6" (3.50m x 2.89m) Radiator.  
Single power point.

**Bedroom 2:** 11' 6" x 9' 6" (3.50m x 2.89m) Radiator.  
Single power point.

**Bedroom 3:** 9' 6" x 8' 11" (2.89m x 2.72m) maximum.  
Radiator. Double power point.

**Bathroom:** 9' 6" x 8' 6" (2.89m x 2.59m) including  
corner linen cupboard with radiator. Fitted three piece  
pale blue shaded suite comprising a panelled bath,  
wash hand basin and low level w.c. Radiator. Half-  
tiled walls.



**Outside:** A gated concreted drive leads to an attached Garage 18'6" x 11'9" fitted with a roller shutter door, electric light and power points and with a Utility Store behind (11'9" x 5'4") having a free-standing "Trianco" oil-fired central heating boiler and PVCu framed double glazed window and external door. From measurements taken from the local Ordnance Survey sheet, the plot extends to approximately 0.26 of an acre (1035 square metres). The established gardens lie predominantly to one side and are mainly lawned with specimen mature trees and shrubs. Outside tap and light.

**Services:** Mains water, electricity and drainage are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Trianco" oil-fired boiler situated in the Utility Storeroom to the rear of the Garage.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "E".

**Directions:** For satellite navigation use the post code LL11 5UB. From Wrexham proceed on the A525 Ruthin Road. After about three miles pass through the village of Coedpoeth then continue for a further approximately 2 miles into Bwlchgwyn. After passing into the speed restriction matrix continue for approximately 200 yards until reaching The Kings Head Pub at which point turn right onto Brymbo Road. Follow the road down the hill when the property will eventually be observed on the left about 100 yards before leaving the village.



**AGENTS NOTE:** Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.