

# Town & Country

Estate & Letting Agents

Bod Idris, Wrexham

Offers Over £145,000



Located off an unadopted road in the popular village of Brymbo This beautifully presented three bedroom end of terrace property with spectacular views over the rooftops towards the Cheshire plains. The property itself benefits from gas fired central heating and UPVC double glazing, and comprises; lounge, dining room, kitchen, rear hallway and ground floor bathroom, with two double bedrooms and a single bedroom on the first floor. Externally to the front of the property is a prefabricated garage along with an off-road parking space. There is a stepped pathway leading to the front of the property and paved patio area which is enclosed by timber fencing over. Viewings are highly recommended.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

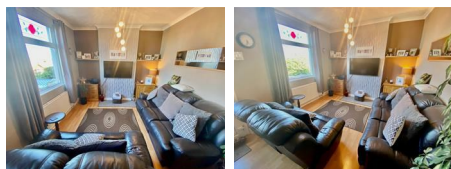


## Entrance

Entered via UPVC door with stain-glass insert into:

## Inner Hallway

Stairs to the first floor accommodation. Internal door to:



## Lounge

13'5 x 10'7

Timber laminate flooring. Double glazed window to front with stain glass insert. Half glazed door opens to the inner hallway.



## Dining Room

13'5 x 11'0

Understairs storage. Storage cupboard housing wall-mounted gas combination boiler. Timber laminate flooring. Double glazed window to rear. Radiator. Opening to the kitchen.



## Kitchen

8'4 x 6'5

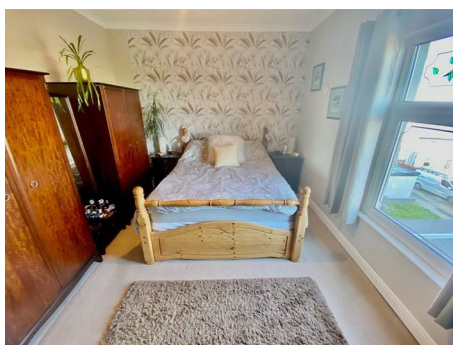
Fitted with a range of wall, base and drawer units with complimentary work surfaces. Resin single drainer sink unit with mixer tap and tiled splashbacks. Integrated oven, grill and electric hob. Under-unit lighting. Ceramic tiled flooring. Inset spotlights. Double glazed window to side.

## Rear Hallway

Ceramic tiled flooring. Internal door to the bathroom. UPVC double glazed rear door with stained glass inserts. Radiator.

## First Floor Landing

Doors to:



## Bedroom One

13'6" x 10'6"

A radiator and window to the front elevation with stained glass insert that frames the most spectacular views.



## Bedroom Two

13'6" x 11 feet

A radiator, built-in store cupboard and a window to the rear elevation with a stained glass insert. Internal door that opens to bedroom three.



## Bedroom Three

8 foot 6 x 6' five.

A window to the side elevation and a radiator.

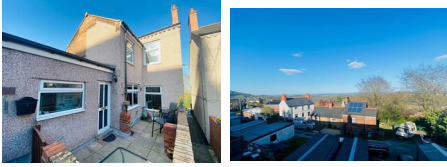


## Bathroom

8'3" x 5'2"

Low level W/C. Pedestal wash hand basin. P-shaped panel enclosed bath

with mixer tap and shower attachment over. Ceramic tiled flooring. Fully tiled walls. Inset spotlights. Extractor fan. Opaque window to side with stained glass insert.



## Outside

Externally to the front of the property is a prefabricated garage along with an off-road parking space. There is a stepped pathway leading to the front of the property and paved patio area which is enclosed by timber fencing over.

## Viewings (Wrexham)

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

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

## Services (Wrexham)

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

## 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

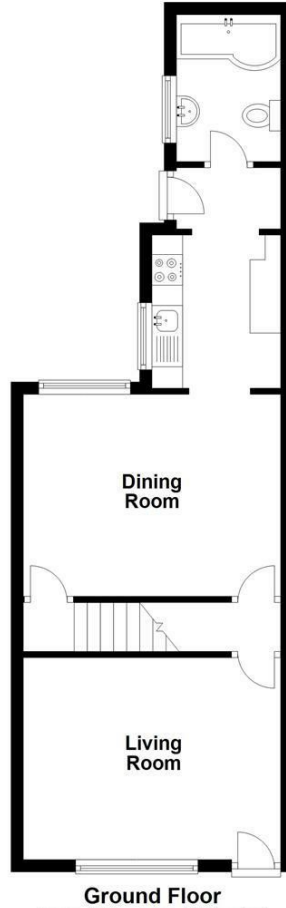
depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

## Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## Additional Information (Wrexham)

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.



**Ground Floor**

Approx. 43.5 sq. metres (468.2 sq. feet)

Total area: approx. 80.9 sq. metres (870.6 sq. feet)

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 most 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	