

# Town & Country

Estate & Letting Agents

Briarswood, New Rhosrobin, Rhosrobin

Offers Over £260,000



VIRTUAL TOUR AVAILABLE... Located within a quiet cul-de-sac of similar properties within easy access of Wrexham city centre, local motorway networks and a wealth of other amenities. This beautifully presented bungalow enjoys the benefit of UPVC double glazing and gas central heating within internal accommodation that comprises vestibule, living room, dining room, kitchen and an internal hallway which offers access to 3 bedrooms and a contemporary three-piece bathroom suite. Externally to the front of the property is paved off road parking position to the front of a garage along with a paved pathway that divides a beautifully presented lawn and shrub garden with timber side access to the rear garden which itself is low maintenance, with a scattering of plants and shrubs, a timber shed and rear pedestrian access.

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## Externally Front

VIRTUAL TOUR AVAILABLE... With paved off-road parking position to the front of a single garage and paved walkway which splits and attractive lawn and shrub garden leading to the front door, which itself has a courtesy light to the side. Timber gated side access leads to the rear garden.

## Vestibule

The property is entered through a leaded UPVC double glazed front door, which opens to a vestibule with a glazed internal door opening to the living room.



## Living Room

18'2 x 11'2

Having a window facing the front elevation, two radiators, an arched through way to the dining area, a living flame gas fire with feature marble surround. And a door opening to the inner hallway, and featuring.



## Dining Room

7'10 x 7'8

Having a bay window facing the front elevation, a radiator and a sliding door opening to the kitchen.



## Kitchen

9'8 x 7'4

The kitchen is fitted with a range of attractive wall, base and drawer units which are complimented by stainless steel handles. Ample work surface space houses, a stainless-steel single drainer sink unit with mixer tap with tile splashback. Integrated appliances include a stainless-steel double oven, hob, and extractor hood, along with a fridge/freezer. A window faces the side elevation of the property. There is a radiator and a UPVC double glazed door opens to the side of the property.

## Inner Hall

With doors off, opening to all three bedrooms, the bathroom and to the built in shelved storage cupboard which houses the gas Worcester combination boiler.



## Bathroom

7'9 x 6'

The bathroom is installed within an attractive contemporary suite, comprising a P shaped panelled bath with mixer tap and handheld shower extension, along with a dual head, thermostatic shower and protective glass screen above. A white gloss fronted, vanity unit houses, a dual flush low-level and a hand wash basin with mixer tap. Fixed to the fully tiled walls is a chrome heated towel rail with recessed downlights and an extractor fan set within the ceiling and an opaque high-level window to the side elevation.



## Bedroom One

12'7 x 9'7

With a window, facing the rear elevation and radiator.



## Bedroom Two

10'1 x 9'1

Fitted with a range of wardrobes and dresser, along with the window, facing the rear elevation and a radiator.



## Bedroom Three

9'7 x 6'7 max

Window to the side elevation, radiator.



## Rear Garden

Timber access opens to a spacious side walkway, leading to the low maintenance rear garden, which is predominantly golden gravelled with a scattering of plants and shrubs, a

timber shed and rear pedestrian gated access.



## Garage

Single garage with an electric up and over garage door, power and light and timber framed window facing the side elevation.



## Services

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

## Viewings

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

## To Make an Offer

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

## Mortgage Advice

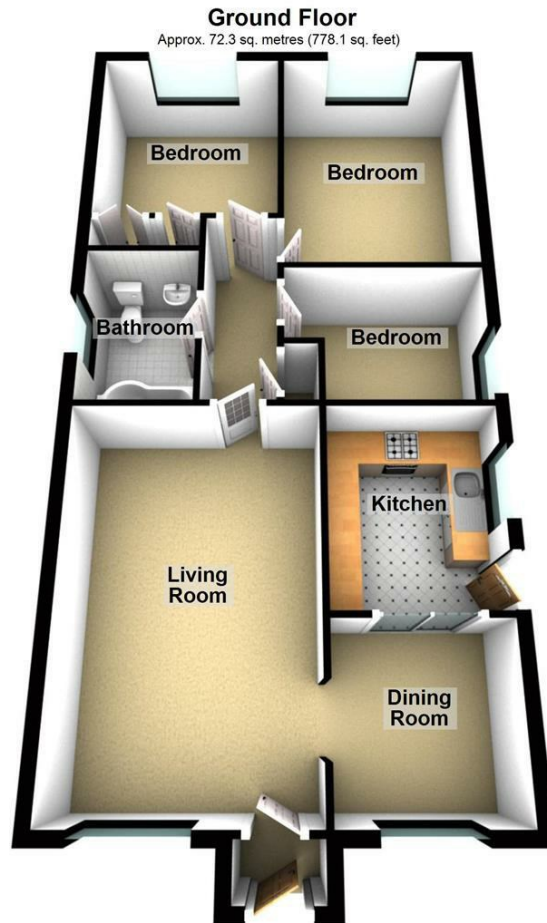
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your

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.

## Additional Information

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. 72.3 sq. metres (778.1 sq. feet)

Total area: approx. 72.3 sq. metres (778.1 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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	