

# Town & Country

Estate & Letting Agents

Penygraig Road, Brymbo

£85,000



This one bedroom first floor apartment with no onward chain located within this popular village offers easy access to Wrexham, local motorway networks and a host of day-to-day amenities. This property benefits from UPVC double glazing and gas central heating and in brief comprises of an entrance hall with doors opening to the living room, kitchen, bedroom and shower room as well as a walk in cloakroom.

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## Communal Entrance Hall

The communal area is entered through a secure door which opens to an entrance with stairs rising to the first floor accommodation.

## Private Entrance Hall

The property is entered through a UPVC double glazed front door which opens to an entrance hall with a radiator, access to the loft, intercom and doors opening to the kitchen, living room, bedroom and to the shower room.

## WALK IN CLOAKROOM

5'5"×4'7"

The cloakroom features a radiator, fitted base cabinets and shelves, a window that faces the rear elevation and a built-in cupboard that houses a gas Worcester combination boiler.



## LIVING ROOM

12'9"×10'8"

The living room features timber laminate flooring, a window that faces the rear elevation, a radiator and a wall mounted electric fire.



## KITCHEN

9'8"×10'2"

The kitchen is fitted with a range of wall and drawer units along with a wood affect work surface space that houses a stainless steel one and a half bowl sink unit. Other features of the kitchen include space for a cooker with a stainless steel extractor hood above, space and plumbing for a washing machine, a built-in cupboard, a radiator, a ceramic tiled floor and a window that faces the rear elevation.



## BEDROOM

12'2"×9'4"

The bedroom features timber flooring, a window that faces the front elevation and a radiator.



## SHOWER ROOM

5 feet 4×6'6".

The shower room is installed with a white three-piece suite comprising of a corner shower enclosure with a thermostatic shower, a low-level WC, a radiator, partially tiled walls, a ceramic tiled floor and an opaque UPVC double glazed window that faces the rear elevation.



## EXTERNALLY

Located to the rear of the property is communal parking and a communal courtyard with space for outside drying.

## 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.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	