

# Town & Country

Estate & Letting Agents

Bryn Helig, Brynisa Road, Brynteg

£129,950



Ideally situated with easy access to Wrexham, local motorway networks and a host of day-to-day facilities. This beautifully presented stone built double fronted home benefits from both gas central heating and UPVC double glazing. With internal accommodation comprising an entrance hall with doors off to a sitting room and living room, the kitchen/dining room and stairs rising to the first floor landing which offers access to two bedrooms with walk-in wardrobes and a modern three piece bathroom suite. Externally to the front of the property is paved off-road parking with a timber gated access opening to a low maintenance rear garden with a large composite deck patio area enclosed by a combination of brick walling and a stone wall to the rear

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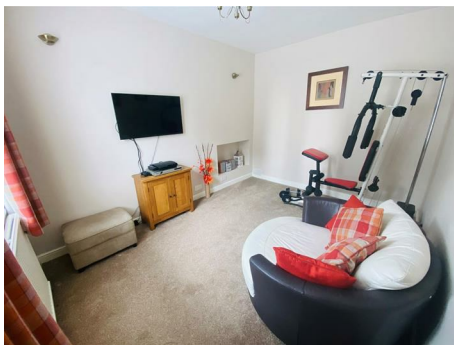


## Externally Front

With paved off-road parking and a slate chip border shared gated side access leads to the rear garden and alongside the front door is an outside courtesy light

## Entrance Hall

The property is entered through a UPVC front door with a double glazed opaque panel above the entrance, stairs off rising to the first floor accommodation and internal doors opening to the Kitchen, living room and sitting room.



## Sitting Room

12'6 x 9'9

Having a window facing the front elevation with a radiator below which could potentially be used as a third bedroom.



## Living Room

12'5" x 10'1"

Having a window facing the front elevation with a radiator below with a small ornamental fireplace, and doors

off opening to the kitchen and the under stairs storage cupboard which itself has a window facing the rear elevation and houses the wall mounted Worcester gas combination boiler.

## Kitchen/ Dining Room

13'6" x 9'3"

The kitchen is fitted with an array of lightwood grain affect wall base and drawer units which are complimented by stainless steel handles and works surfaces. Housing stainless steel single drainer sink unit with a mixer tap. Within the unit is an integrated dishwasher there is space for a cooker with a stainless steel Extractor hood above space and plumbing for washing machine, radiator, fully tiled walls with ceramic tiled floor, two windows facing the side elevation and the UPVC double glaze door opening to the rear garden

## First Floor Landing

Doors off to both bedrooms and the bathroom, a window facing the rear elevation and there is an access hatched the loft.



## Bedroom One

12'6 x 0'5

Having a window facing the front elevation with a radiator below and a built in wardrobe measuring 5 feet 5" x 3' with a window facing the front elevation.



## Bedroom Two

11' x 6'6

With a window facing the front elevation, a radiator and a built-in walk in wardrobe measuring 2'6" x 3'3" with a window facing the front elevation.



## Bathroom

7'8" x 5 feet feet 2 inches

Installed with a modern white three piece bathroom suite comprising a panel bath with a mixer tap with shower extension and protective screen, a dual flush low level WC, pedestal wash hand basin with mixer tap, radiator, partially tiled walls and an opaque window facing the rear elevation.



## Rear Garden

Having gated side access opening to an enclosed low maintenance rear garden with a paved pathway with gravel either side and a large deck patio area outside lighting and power and enclosed brick wall to the side and a stonewall to the rear.

## 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 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.

