

# Town & Country

Estate & Letting Agents

Holland Road, Brymbo

£250,000



Located in a secluded position on a no through road, this three bedroom property boasts a large frontage with a lawned garden, vegetable garden and off-road parking to the front of the property whilst the rear garden has steps rising to an elevated deck patio area. In brief the internal accommodation benefits from gas central heating along with UPVC double glazing and comprises: an entrance hall, living room, kitchen/dining room fitted with a range of contemporary wall base and drawer units along with a variety of integrated appliances, generous sized 'L' shaped conservatory situated to the side, and first floor landing offering access to all three bedrooms and a shower room.

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## Externally Front

The property is approached along quiet no through road, with off-road parking to the front of a garage and further blocked paved parking for two more vehicles alongside. A gated opening to the side garden and a UPVC double glazed door with courtesy light alongside.

## Entrance Hall

The property is entered through a UPVC lead and stained glass double glazed front door opening to timber laminate flooring, a radiator, stairs off rising to the first floor accommodation and door opening to the living room.



## Living Room

13'6 x 14'6

Having timber laminate flooring, a bay window facing the front elevation with a radiator below and featuring an inset log effect living flame gas fire.



## Kitchen/ Dining Room

The kitchen has been installed with an

array of attractive gloss fronted wall, base and drawer units complimented by stainless steel handles. Ample work surface space houses a single stainless steel sink and drainer unit with mixer tap. Integrated appliances include a double oven, hob and stainless steel extractor hood above, fridge freezer and dishwasher. Two windows overlook the rear elevation, there is a radiator, a built-in storage cupboard currently used to stack a washing machine and dryer. A UPVC double glazed back door off and double glazed French doors open to the conservatory.



## Conservatory

23'4 x 12'4 max

Constructed of a low brick wall with a UPVC double glazed frame, laminate flooring and French doors opening to the side garden with concrete patio area.



## First Floor Landing

With access to the loft, a window facing the side elevation, a built in storage cupboard and doors opening to the shower room and all three bedrooms



## Shower Room

7'4 x 5'

Installed with an oversized shower enclosure with thermostatic dual head shower along with the protective glass screen and extractor fan, a dual flush low level WC, a vanity unit with wash hand basin with mixer tap, anthracite heated towel rail, recessed downlights within the ceiling and opaque window facing the rear elevation.



## Bedroom One

14'4 x 10'9

Having a radiator and a window facing the front elevation framing an outlook toward Woodlands and the fields beyond.



## Bedroom Two

10'9 x 8'3

With a window facing the rear elevation with a radiator below.

## Bedroom Three

7'6 x 6'1

With a window facing the front elevation, radiator below and laminate flooring.

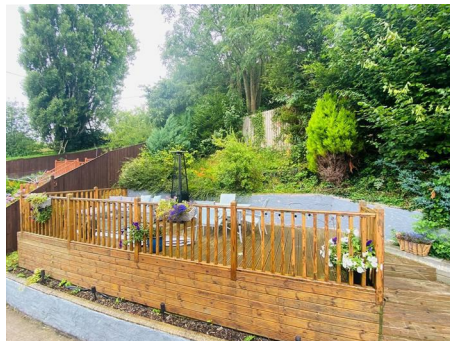
## Garage

A single garage with up and over garage door, a wall mounted Worcester gas combination boiler, a pitched roof for storage, power and light.



## Side Garden

The side garden is predominantly laid out lawn with a concrete patio area, several steps rising up to a vegetable garden, leading along a concrete pathway to the rear garden.



## Rear Garden

The concrete pathway on two levels leads to the rear of the property with further steps up to a deck patio area with timber banister and balustrades. There is also outside lighting and a water supply.

## 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

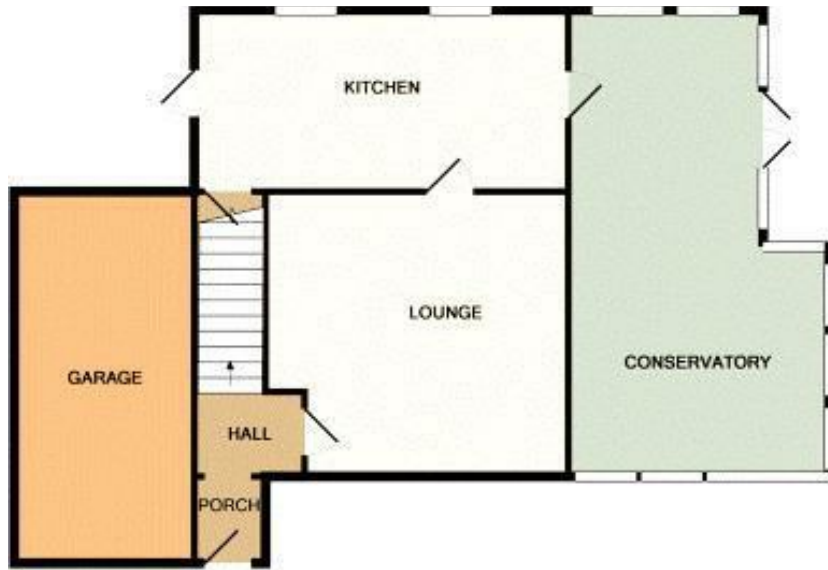
Town and Country can refer you to Gary

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



1ST FLOOR

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) A			
(81-91) B			
(69-80) C			
(55-68) D		63	80
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	