

# Town & Country

Estate & Letting Agents

Bryn Offa, Wrexham

£189,950



This property boasts easy access to Wrexham city centre, motorway access and a host of day to day facilities. The three bedroom well presented property enjoys the benefit of gas central heating and UPVC double glazing and in brief comprises of an entrance hall, a living room, a dining room, a kitchen, a first floor landing that opens up to three bedrooms and a bathroom.

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## EXTERNALLY FRONT

To the front of the property there are parking spaces and with a paved pathway leading to the front door, outside lighting and CCTV.

## PORCH

The property is entered through a UPVC double glazed front door opening to timber flooring, an opaque window that faces the side elevation and a further UPVC double glazed door opening to the entrance hall.

## ENTRANCE HALL

The entrance hall features stairs that rise to the first floor accommodation, a radiator radiator and a glazed door opening to the living room.



## LIVING ROOM

14'6" x 10'9"

The living room features a window that faces the front elevation, a radiator and an internal glazed door opening to the kitchen.



## KITCHEN

18 feet times 8 feet max

The kitchen is fitted with a range of wall base and drawer units with ample work surface space that houses a stainless steel sink unit. The integrated appliances include a stainless steel hob. Other features of the kitchen include space and plumbing for a washing machine, a radiator and a glazed door that opens to the dining room.



## DINING ROOM

9'8" x 10'8"

The dining room features a window that faces the rear elevation and a radiator.



## REAR GARDEN

The rear garden features a covered deck patio area with banister and balustrades and a door that opens to a brick outbuilding.

## FIRST FLOOR LANDING

The first floor landing features access to the loft and doors that open to all three bedrooms and the bathroom.



## BATHROOM

5'6" x 5 feet

The bathroom is installed with a bath and a thermostatic shower above, a low level W/C, a heated towel rail, recessed lights set within the ceiling and an opaque window that faces the rear elevation.



**BEDROOM ONE**

12 feet times 10'9"

This room features a window that faces the rear elevation, a radiator and a built in cupboard that houses the combination boiler.



**BEDROOM TWO**

10 feet 9x9'2"

This room features a window that faces the front elevation and a radiator.



**BEDROOM THREE**

8 feet 4x8 feet 2

This room features a room that faces the front elevation and a radiator.

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	