

# Town & Country

Estate & Letting Agents

Harwd Road, Brymbo, Wrexham

£159,950



Situated with the heart of this popular village, offering easy access to Wrexham city centre along with local motorway networks and a wealth of day-to-day amenities, This three bedroom home benefits from gas central heating and UPVC double glazing, with internal accommodation comprising; an entrance porch, reception hall, living room and sitting room, a modern kitchen and a first floor landing offering access to three good size bedrooms, study/ fourth bedroom and a three-piece bathroom suite. Externally to the front of the property is a block paved off-road parking space with a golden gravel forecourt and access along the side of the property to split level low maintenance rear garden with a large outbuilding.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
info@townandcountrywrexham.com

TEL: 01978 291345

## Externally Front

With a block paved, off-road parking space and pathway along with a golden gravel forecourt and low brick boundary wall.

## Entrance Porch

6'6 x 3'10

The property is entered through an opaque UPVC double glazed front door opening to an entrance porch with partially tiled walls, an opaque window to the side elevation and a glazed door opening to the reception hall

## Reception Hall

Stairs off rising to the first floor accommodation and doors off opening to the living room and sitting room.



## Living Room

12'8 x 14'4

With a window to the front elevation with a radiator below, along with an electric fire and feature surround and UPVC French doors opening to a block paved patio area.



## Sitting Room

12'8 x 13'8

Having a window facing the front elevation, a radiator, storage cupboard, which is shelved and has a light and featuring a cast iron burner beneath a wooden mantle.



## Kichen

15'3 x 7'6

The kitchen is fitted with a range of shaker style wall and base units along with drawers featuring stainless steel handles. Ample wood grain effect work surface housing a stainless steel single drainer sink unit with a mixer tap. Integrated appliances include a stainless steel oven, hob and extractor hood and there is space and plumbing for a washing machine. Two high-level windows face the rear elevation, and a further window faces the side elevation within the kitchen is a radiator and an opaque UPVC double glazed door open to the rear garden.



## First Floor Landing

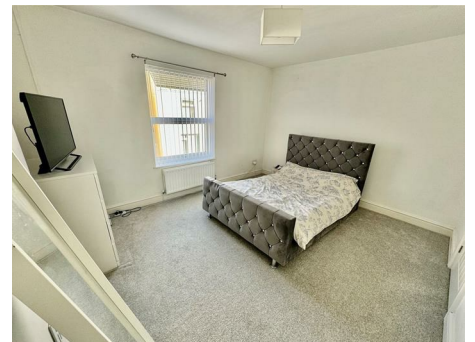
With doors off opening to the bathroom, three bedrooms and the study.



## Bedroom One

14' x 9'8

With a window to the front elevation and radiator below.



## Bedroom Two

12'9 x 10'8

With a window to the front elevation and radiator below.



### Bedroom Three

11'1 x 7'9

Having a window facing the rear elevation with a window below



### Study/ Bedroom Four

8' x 6'

With a window facing the front elevation and a fixed staircase on top of the bulkhead leading to an oversized loft hatch into the space above.



### Bathroom

6'8 x 7'1

Installed with a white three-piece suit comprising a panel bath with

thermostatic shower and protective screen above, a dual flush low level WC, vanity unit with wash hand basin and mixer tap, partially tiled walls, a radiator, extractor fan and then opaque window facing the rear elevation.



### Garden

Block paved patio with a raised planter and steps rising to an elevated level which is also predominantly block paved, enclosed by timber fence panels and offering access to an outbuilding measuring approximately 12'6" by 9'6". The rear garden also has a water supply, outside light and gated side access.

### 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.

