

# Town & Country

Estate & Letting Agents

Bryn Y Wern, Coedpoeth, Wrexham

£169,950



Situated with an a quiet cul-de-sac this beautifully presented property has recently undergone a program of modernisation should be viewed to be appreciated. Enjoying the benefits of gas central heating along with UPVC double glazing. The property comprises an entrance hall, recently installed kitchen, a double aspect living room and first floor landing with doors off opening to all three bedrooms and modern white bathroom suite, which also has recently been installed. Externally to the front of the property is boarded with golden gravel garden areas with established shrubs, block paved pathways leading to the front door and alongside the property to the rear garden. The rear garden itself Has double iron access opening to block paved off road parking, it has both lawn and gold gravel areas along with a paved patio area and two secure lockable brick outbuildings.

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## Externally Front

An iron gate opens to block paved off-road parking leading to the front door and along the side of the property to the rear garden bordered with golden gravel garden with several shrubs.

## Entrance Hall

The property is entered through an opaque leaded double glazed UPVC door which opens to timber laminate flooring, a radiator, window to the side elevation and doors opening to the living room and kitchen and stairs off rise to the first floor accommodation.



## Living Room

19' x 11'11 max

A lovely double aspect with windows to both front and rear elevations with radiators below, a textured and covered ceiling and new timber laminate floor flowing in from the entrance hall.



## Bedroom Two

8'8 x 7'8

With new carpeting, built in cupboard/wardrobe, a window to the front elevation and a radiator.



## Kitchen

12'2 x 6'10

The kitchen is fitted with an array of attractive gloss white 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 and tiled splashback. There is an integral stainless steel oven, hob and extractor hood and housing cupboard for a recently installed gas Combi boiler. There is space and plumbing for a washing machine, ceramic tiled floor and under stairs storage cupboard, a radiator, recessed downlights set within the ceiling, a window to the rear elevation and a double glazed door opening to the side elevation.

## First Floor Landing

With new carpeting, a window to the side elevation, radiator, access to the loft and doors opening to all three bedrooms and the bathroom suite.



## Bedroom Three

8'8 x 5'10

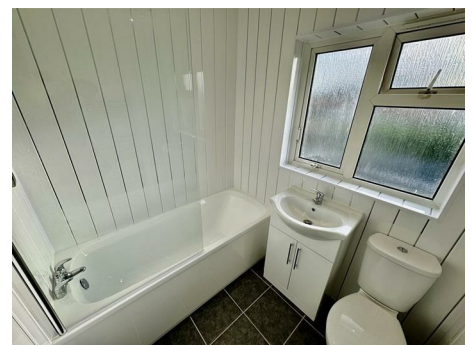
Also with new carpeting, a window to the front elevation and radiator.



## Bedroom One

11'4 x 7'3

Having new carpeting, a window to the rear elevation and radiator.



## Bathroom

5' x 5'10

Recently installed with a modern white suit comprising a panel bath with electric shower and protective screen

above, an Ideal low level WC and a vanity unit with wash hand basin and mixer tap. The walls have all been PVCU panelled, with a chrome heated towel rail, the flooring is ceramic tiled and the ceiling has a recessed downlights and extractor fan installed, window faces the rear elevation.



### Externally Rear

The rear garden has a paved patio area with a lawned and golden gravel garden, double iron gates open to block paved off-road parking. There is an outside light and water supply along with two outbuildings.



### Outbuildings

6'8 x 6'7

With a tiled floor and single glazed window to the side. Outbuilding two 2'10"x3'7".

### Addendum

Within the property light switches and ceiling roses have also recently been refitted

### 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.

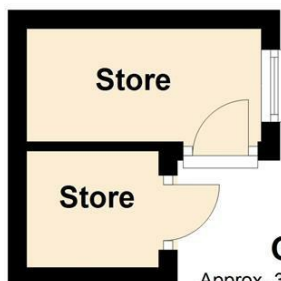
### Mortgage Advice

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.



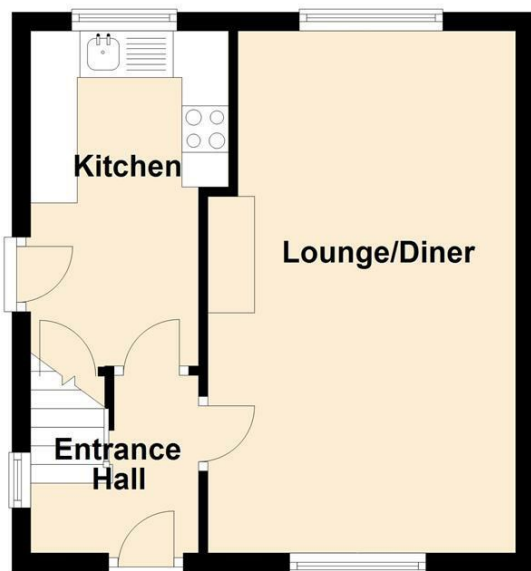
**Ground Floor**

Approx. 34.1 sq. metres (367.3 sq. feet)



**First Floor**

Approx. 29.2 sq. metres (313.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.