

Town & Country

Estate & Letting Agents

Brynisa Road, Brynteg

£450,000



This beautifully presented, contemporary, detached and versatile family home with planning permission to extend and turn into a 5/6 bedroom home also with the potential to buy an attached building plot with planning permission for a four bed detached dwelling by separate negotiation has been completed to the highest standard throughout and should be viewed to be fully, appreciated. Benefiting from UPVC double glazing and gas central heating, with underfloor heating applied to the ground floor and with accommodation comprising: an entrance hall with a study/ground floor bedroom off, a beautiful living room with media wall and a super spacious open plan kitchen, dining, family room with a utility room off with cloakroom WC. The first floor accommodation allows access to a contemporary bathroom suite and to 3 double bedrooms the principle of which enjoys ensuite facilities. To the front of the property is off-road parking and access to a garage whilst to the rear are well tended gardens

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Externally Front

The property is approached through double timber gates giving access to extensive block paved driveway with well stocked borders, UPVA double glazed front door covered with open oak framed porch with curtsy light and access via electric up and over door to the garage.



Open Plan Lounge/Kitchen/Dining Area

40'2" x 12'5" (max)

With a continuation of the ceramic tiled floors, double glazed window and French doors leading to the patio area and rear garden beyond, doors off opening to formal sitting room and to storage cupboard



Entrance Hall

Double glazed UPVC front door leads to wood grain effect ceramic tiled flooring, with under floor heating, doors off leading to bedroom/ Study and the open plan kitchen family room. Stairs off rising to the first floor with storage cupboard below.





Kitchen/Diner

A superb modern fitted kitchen fitted with a range of Wren gloss fronted wall, base and drawer units featuring under cabinet lighting. Ample worksurface spaces housing a one and half bowl stainless steel sink and drainer unit with mixer tap above and incorporating a breakfast bar. Integrated appliances include microwave, double oven, gas hob with extractor fan above and there is space for a freestanding American style fridge freezer. A further double glazed UPVC window over looks the rear garden and door off leads through to the utility room.





Utility Room

15'3" x 12'2" max

Fitted with a range of light wood grain effect wall, base and drawer units with complimentary work surfaces housing a one and half bowl resin sink unit with mixer tap above, space and plumbing for a dishwasher, washing machine and dryer, UPVC double glazed window overlooking the rear elevation and a double glazed UPVC door leading out to the garden and door off leading to cloakroom.



Formal Sitting Room

20'9" x 15'9"

A large dual aspect room with two UPVC double glazed windows to both the front and rear elevation, high ceilings and a continuation of the wood grain effect ceramic tiled flooring.

Bedroom Four/Study

11'0" x 8'2"

With a continuation of the ceramic tiled flooring and window overlooking the front elevation.



Cloakroom

Again with a continuation of the ceramic tiled flooring, fitted with a Low level dual flus WC, vanity unit with wash hand basin and wall mounted medicine cabinet above.



First Floor Landing

A generous sized galleried landing with window overlooking the front elevation, doors off leading to all three bedrooms, the principle of which enjoys en suite facilities and to the family bathroom. Window to front. Doors off to:



Principle Bedroom

15'5" x 11'9"

With a window overlooking the rear elevation taking in far reaching views with radiator below and doors off opening to the en-suite shower room and wardrobe



En-Suite Shower room

Fitted with a modern three piece suite comprising an oversized shower enclosure with dual head thermostatic shower and protective glass screen, wash hand basin set in vanity unit. low level dual flush WC.. Chrome hearted towel rail, fully tiled walls and ceramic tiled floor, opaque window over looking the front elevation.



Bedroom Two

11'5" x 10'1"

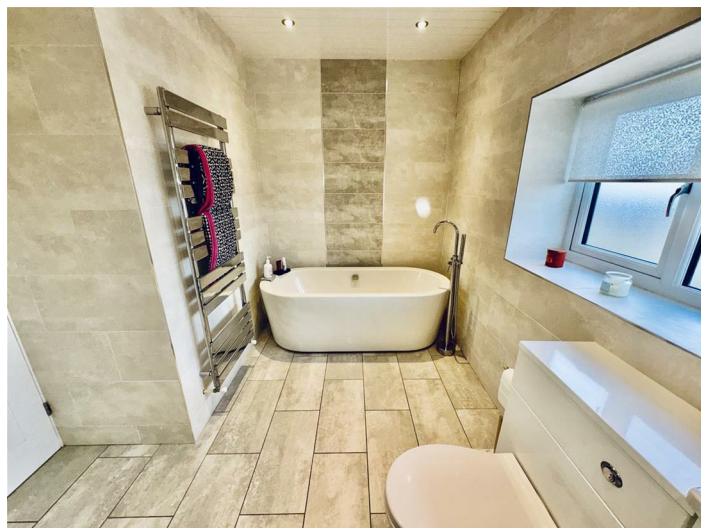
Another good sized double bedroom with window overlooking the front elevation with radiator below



Bedroom Three

11'7" x 9'9"

Window to rear offering far reaching views with radiator below



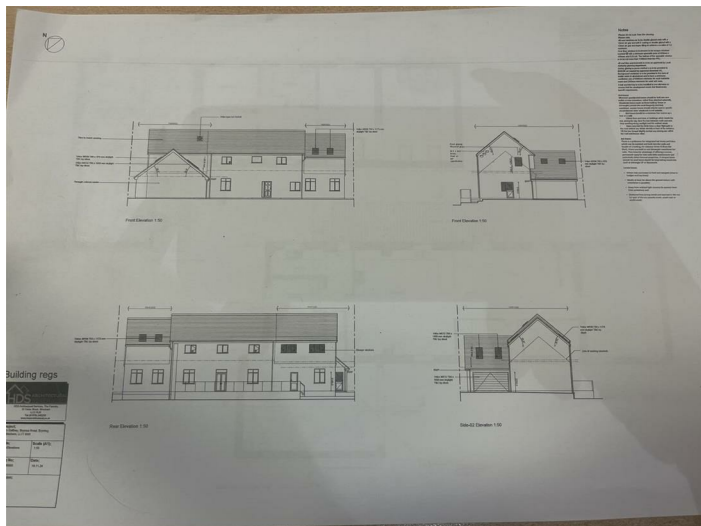
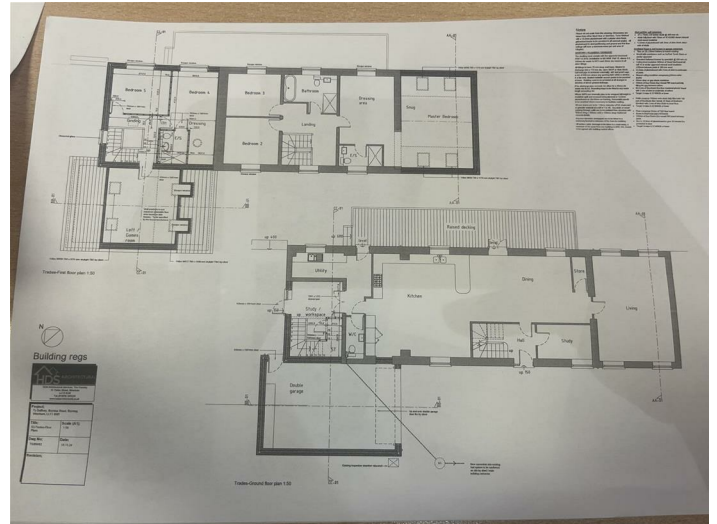
Bathroom

A modern, four piece suite comprising of a freestanding bath with free standing tap, vanity set with wash hand basin and low level dual flush W.C, double shower cubicle with dual head thermostatic shower and protective glass screen, fully tiled walls, ceramic tiled floor, chrome heated towel rail and an opaque window overlooking the rear elevation.



Rear Garden

A generous sized rear garden with raised composite decking enclosed with stylish glass balustrades and taking in the views, the rest of the garden is mainly laid to lawn with pathways and well stocked borders.



Addendum

The current vendors have obtained planning permission to further extend the property, creating a new garage, extending the living room and creating rooms above. Making the property a five/six bedroom property.

Services

The agents have not tested any of the appliances listed in the particulars.

Tenure - Freehold

Council Tax Band - E

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.



Artistic impression, for illustration purposes only. All measurements are approximate. See to Scales: www.pinterest.com. Sheet Date: 17/05/2024. Plan produced using PlanIt.

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		73	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	