

# Town & Country

Estate & Letting Agents

High Street, Brymbo, Wrexham

£229,950



Situated at the heart of this village with easy access to Wrexham, local motorway networks and a wealth of amenities, this stone property boasts a wealth of character with exposed beams and original fireplaces throughout as well as benefiting from UPVC double glazing and gas central heating. In brief the property comprises a living room, kitchen/dining room, sitting room, conservatory, and a downstairs shower room/utility room with sauna off. The first floor landing allows access to three generous sized bedrooms, the principle of which has an ensuite bathroom. Externally to the front of the property is off-road parking and side access can be gained to the rear garden which is elevated and enclosed predominantly by timber fencing.

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## Externally Front

With tarmac off-road parking to the front and a canopy above the front door enclosed by a low brick wall and established hedging



## Living Room

15'5 x 12'6

Having a window facing the front elevation with a radiator below, exposed beams set within the ceiling and a beautiful stone fireplace housing a cast-iron multi fuel burner. A lever latch door opens to the kitchen/dining room.



## Kitchen/ Dining Room

27'4 x 11'1

Split into two distinct areas, the dining area carpeted with a bay window facing the front elevation with a radiator below along with exposed beam set within the ceiling and a

stone fireplace housing a cast-iron multi fuel burner with oak mantle. The kitchen area is fitted with a range of wall, base and drawer units with ample work surface space housing a stainless steel one and a half bowl sink unit with mixer tap and tiled splash back. Integrated appliances include a gas hob with extractor hood above along with a double oven. The flooring is ceramic tiled with exposed beams within the ceiling, a window to the rear elevation and the lever latch door opening to the sitting room.



## Sitting Room

14'6 x 12'

With stairs off rising to the first floor accommodation and storage space below. exposed beams set within the ceiling, a radiator, a window facing the conservatory and another stone fireplace housing a cast-iron multi fuel burner. A UPVC stable style door opens to the conservatory.



## Conservatory

15'9 x 9'3

Having a ceramic tile floor and constructed of a low wall with UPVC double glazed frame with integrated French doors opening to the rear garden. Further UPVC opaque double glazed door opens to the utility/cloakroom WC with sauna.



## Utility/ Cloakroom WC/ Sauna

11'1 x 9'4

With space and plumbing for a stacked washing machine and dryer, fully tiled walls and ceramic tile floor with a low-level WC, pedestal wash hand basin, radiator and wall mounted thermostatic shower, partially glazed door off opens to the sauna with light.





## First Floor Landing

With doors off opening to all three bedrooms, access to the loft and an exposed beam set within the ceiling. Access to the ensuite bathroom could be gained from this space should a doorway be introduced.



## Bedroom One

17'8 x 11'6

With windows to front and side elevations, radiator, a fitted corner wardrobe and original cast-iron ornamental mantelpiece along with an oak beam lintel. An arched throughway opens to the ensuite bathroom.



## En suite Bathroom

11'3 x 6'8

Installed with a corner spa bath with thermostatic shower above, a low-level WC

and pedestal wash hand basin. Fully tiled walls, ceramic tile floor, radiator and opaque window facing the rear elevation



## Bedroom Two

11'6 x 13'4

Having a window facing the front elevation, a radiator below and two built in cupboards.



## Bedroom Three

10'3 x 11'10

Having a large over the stairs storage space along with the window facing the rear elevation with radiator below.



## Externally Rear

With side access from the street and a block paved patio/pathway with steps rising to an elevated garden area. There is a stone and timber outbuilding with double doors and

positioned in the rear corner of the garden is a timber shed.

## 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.

