

# Town & Country

Estate & Letting Agents

Brake Road, Brymbo

£330,000



This detached home sits on an established plot within this popular village offering easy access to Wrexham town centre, local motorway networks and a variety of amenities. The property itself requires a degree of modernisation but has the benefit of gas central heating and double glazing with internal accommodation comprising a porch, entrance hall, living room, sitting room, kitchen/dining room and a first floor landing offering access to 3 bedrooms and a bathroom. Externally the property sits on a generous sized fan shaped plot with establish gardens and vehicular access and parking to the rear.

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## DESCRIPTION

A detached three bedroom property within a popular location. In brief the property comprises of comprising a porch, entrance hall, living room, sitting room, kitchen/dining room and a first floor landing offering access to 3 bedrooms and a bathroom.



## LOCATION

The location is within a small village known for its residential area with some local amenities surrounded by beautiful countryside and offering a peaceful, rural atmosphere for its residents.

## DIRECTIONS

Head north-west on Regent St towards King St, Regent St turns left and becomes Bradley Rd/A5152, Turn right onto Central Rd/A541, Turn left onto Regent St/A541, Continue to follow A541, At Plas Coch Roundabout, take the 2nd exit onto Mold Rd/A541, At the roundabout, take the 1st exit onto the A483 slip road to Oswestry, Merge onto A483, At junction 4, take the A525 exit to Ruthin/Rhuthun, Turn right onto Ruthin Rd Interchange/A525, Continue to follow

A525, Turn right onto Heritage Way, At the roundabout, take the 1st exit and stay on Heritage Way, At the roundabout, continue straight onto Brymbo Rd, Turn right to stay on Brymbo Rd, Turn right onto Brake Rd, Destination will be on the right.

## ENTRANCE PORCH

The property is entered through a timber glazed front door opening to a tiled porch with a glazed internal door to the entrance hall.

## ENTRANCE HALL

9'10" x 8'2" max

The entrance hall comprises of a radiator, stairs rising to the first floor accommodation and doors opening to living room and sitting room.



## LIVING ROOM

12'6" x 15'6".

The living room features a radiator, a window that faces the rear elevation and a bay window that faces the front elevation.



## SITTING ROOM

15'6" x 11'9"

The sitting room features a bay window facing the front elevation, timber laminate flooring, a radiator, an additional window that faces the rear elevation and a multi fuel stove set on a tile hearth.



## KITCHEN/DINER

14'3" x 14'9" max

The kitchen is fitted with a range of light oak style wall base and drawer units. There is ample work surface space and it houses a stainless steel single drainer sink unit with mixer tap and tiled splashback. There is space and plumbing for a washing machine and dryer, space for a cooker beneath and an extractor hood. Other features include a radiator, quarry tiled flooring, pine panel ceiling, recessed downlights, windows that face the rear and inside elevations, a UPVC double glazed door that opens to the rear garden and a under stairs storage cupboard.

## FIRST FLOOR LANDING

The first floor landing comprises of access to the loft space, a window that faces the front elevation and doors opening to all three bedrooms and the bathroom.



## BEDROOM ONE

15'6"×11'6"

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



## BEDROOM TWO

13'3"×8'1"

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



## BEDROOM THREE

12'6"×6'8" inches

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



## BATHROOM

9'8"×4'9"

The bathroom is installed with a three piece white suit comprising of a panel bath, fully tiled walls, low level WC, a radiator and an opaque window that faces the rear elevation.

## 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.

## 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.

