

# Town & Country

Estate & Letting Agents

New Road, Brynteg, Wrexham

Offers In The Region Of  
£265,000



This detached stone-built home is positioned to enjoy panoramic views over Wrexham and the Cheshire Plains. It features modern amenities such as gas central heating and UPVC double glazing. The accommodation includes an entrance hall, living room, dining room, kitchen/breakfast room with rear porch, and a first-floor landing with access to a bathroom, separate WC, and three bedrooms—two of which offer those stunning views. Externally, double gates open to off-road parking and a turning area, surrounded by a lawned garden with side access to an elevated rear garden, featuring a seating area and a brick-block enclosed compound.

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## DESCRIPTION

Sitting in an enviable elevated position, enjoying far-reaching views over Wrexham towards the Cheshire Plains, this detached stone-built home benefits from modern features such as gas central heating and UPVC double glazing. In brief, the accommodation comprises an entrance hall, a living room and dining room, a kitchen/breakfast room with a rear porch off, and a first-floor landing offering access to a bathroom, separate WC, and three bedrooms—the first and second enjoying those far-reaching views. Externally, to the front of the property, double gates open to ample off-road parking and a turning area, set within a lawned and shrubbed garden, with side access leading to an elevated rear garden, predominantly laid to lawn with a seating area in the far corner and a brick-block enclosed compound.



## LOCATION

Brynteg is a charming and sought-after location, offering a peaceful yet convenient setting with stunning views of the surrounding countryside. This area combines a quiet residential atmosphere with easy access to local amenities, schools, and transport links. Ideal for those looking for a tranquil place to call home, Brynteg offers a perfect balance of natural beauty and modern living.



## ENTRANCE HALL

The property is entered through a leaded opaque double-glazed UPVC front door, opening to an entrance hall with doors off to the dining room and living room, and stairs rising to the first-floor accommodation.



## DINING ROOM

12'2 x 11'6

With a window facing the front elevation, radiator below, and featuring an ornamental exposed brick fireplace with a slate hearth and oak mantle.



## LIVING ROOM

11'8 x 11'5

Featuring a window facing the front elevation with a radiator below, a marble hearth, and an ornate Adam-style surround. A door leads to the kitchen/breakfast room.



## KITCHEN/BREAKFAST ROOM

16'6 x 7'6

Fitted with a range of wood grain-effect wall, base, and drawer units, with a complementary display cabinet and ornamental handles. Ample work surface space houses a resin one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, and extractor hood. Additional

features include a radiator, space and plumbing for a washing machine, windows to both side elevations, a deep understairs storage cupboard with lighting, and a housing cupboard for the gas boiler.



## REAR PORCH

With panelled walls and ceiling, a window to the side elevation, and a UPVC double-glazed back door.

## FIRST FLOOR LANDING

With a radiator, a window facing the front elevation, access to the loft space, and doors leading to the bathroom, separate WC, and all three bedrooms.



## BEDROOM ONE

12' x 11'5

With a radiator and a window facing the front elevation, offering beautiful far-reaching views.



## BEDROOM TWO

11'5 x 9'8

Also with a radiator and a window facing the front elevation, again framing those stunning views.



### BEDROOM THREE

10'1 x 7'6

Includes a fitted airing cupboard, radiator, and a window to the side elevation.



### BATHROOM

6'3 x 4'6

With a fitted, shelved, floor-to-ceiling storage cupboard, panelled bath with electric shower and protective screen above, pedestal wash hand basin, tiled walls, radiator, and an opaque window to the side elevation.



### SEPARATE W.C.

5'6 x 3'3

Fitted with a low-level WC, wash hand basin, radiator, and an opaque window facing the side elevation.



### EXTERNALLY

Externally, to the front of the property, double gates open to ample off-road parking and a turning area, set within a lawned and shrubbed garden, with side access leading to an elevated rear garden, predominantly laid to lawn with a seating area in the far corner and a brick-block enclosed compound. Includes a brick outbuilding measuring 11' x 4'6", with a UPVC opaque window to the side and a Belfast sink with hot and cold running water. The garden itself is predominantly laid to lawn, with a seating area in the far corner, an enclosed brick-block compound (ideal for keeping a dog), outside lighting, and a timber shed.



### Services (Wrexham)

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

Tenure: Freehold

Council Tax Band D - £2,193.00

### Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

### To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

### Mortgage Advice (Wrexham)

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.**

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 most 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.

