

# Town & Country

Estate & Letting Agents

Halcog, Brymbo, Wrexham

£280,000



Set in a stunning location with far-reaching rural views, this detached home offers up to four bedrooms and excellent potential. In need of modernisation, it benefits from gas central heating and UPVC double glazing. Accommodation includes a spacious living room, kitchen with utility, two ground-floor bedrooms, bathroom, and two first-floor bedrooms. Outside, a generous plot features off-road parking, a garage, lawned gardens, and a mature rear garden with spectacular countryside views. No onward chain.

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## DESCRIPTION

Situated in a beautiful location with far-reaching rural views, this detached property offers versatile accommodation with great potential. Boasting up to four bedrooms, it is in need of modernisation but benefits from gas central heating and UPVC double glazing. In brief, the property comprises: vestibule, entrance hall, spacious living room, kitchen with utility room off, two ground-floor bedrooms, bathroom, and two first-floor bedrooms. The property sits on a generous plot, with iron gates opening to off-road parking in front of a single garage, alongside a lawned garden. Side access leads to a well-established rear garden with lawn, paved areas, mature plants, shrubs, and trees, and spectacular views over open fields and hills. Offered for sale with no onward chain.



## LOCATION

Halcog, Brymbo is a sought-after area on the outskirts of Wrexham, offering a peaceful setting with stunning countryside views while being just minutes from the town centre. Local shops, schools, and leisure facilities are close by, with excellent transport links via the A483 to Chester, Oswestry, and beyond. The perfect balance of rural charm and convenience.

## VESTIBULE

The property is entered through a UPVC double-glazed front door which opens to a vestibule, with a further UPVC double-glazed door opening into the entrance hall.

## ENTRANCE HALL

16'3 x 4'5

With woodgrain-effect laminate flooring, a radiator, stairs rising to the first-floor accommodation, and doors opening to the extended living room, kitchen, bathroom, and two ground-floor bedrooms.



## LIVING ROOM

24'3 x 11'1

With a window to the rear elevation, two small side windows, a radiator, and a living flame gas fire with an ornate Adam-style surround.



## KITCHEN

12'8 x 12'0

Fitted with wall, base, and drawer units along with a stainless steel double drainer sink unit with mixer tap. The walls are partially tiled, and there is a built-in shelved storage cupboard. A single-glazed window looks into the utility room, and a single-glazed door opens to it.

## UTILITY ROOM

15'5 x 9'6

With quarry-tiled flooring, a window to the rear elevation, space and plumbing for a washing machine, and a UPVC double-glazed door opening to the rear garden.



## BEDROOM ONE

12'4 x 13'5

With a bay window to the front elevation and a radiator.



## BEDROOM TWO / DINING ROOM

12'3 x 12'2

With woodgrain laminate flooring, a gas fire and tiled hearth, a bay window to the front elevation, and a radiator. (This room was utilised by the vendor as a dining room.)

## FIRST FLOOR LANDING

With doors to Bedrooms Three and Four.



## BEDROOM THREE

15'1 x 11'4

With access to eaves storage, a window to the side elevation, and a radiator.



## BEDROOM FOUR

12'0 x 11'1 (max)

With a window to the side elevation, a radiator, and a door to a walk-in store housing the Worcester gas combination boiler, with further access to the eaves.



## BATHROOM

The bathroom features a panelled bath with wall-mounted grab rail and shower attachment, a low-level WC, and a pedestal wash hand basin. The walls are partially tiled, and there is a window allowing natural light into the room.



## EXTERNALLY

Accessed through double iron gates which open to an off-road parking space in front of the garage, with a lawned garden and well-stocked beds and borders to the left-hand side. Accessible from either side of the main entrance, the rear garden is a generous size with a lawn area, paved seating area, and two

timber sheds. It is stocked with a variety of plants, shrubs, and trees, and enjoys beautiful far-reaching views over fields and towards the hills. Positioned to the rear of the garage, and accessed from the garden, is an outside WC.



## DRONE PHOTOGRAPHY



## GARAGE

24' x 8'8 (max)

With an up-and-over door, power, and light. Measurements include the WC.

## Services (Wrexham)

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

TENURE: Freehold

Council Tax Band E - £2680.00

## 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.

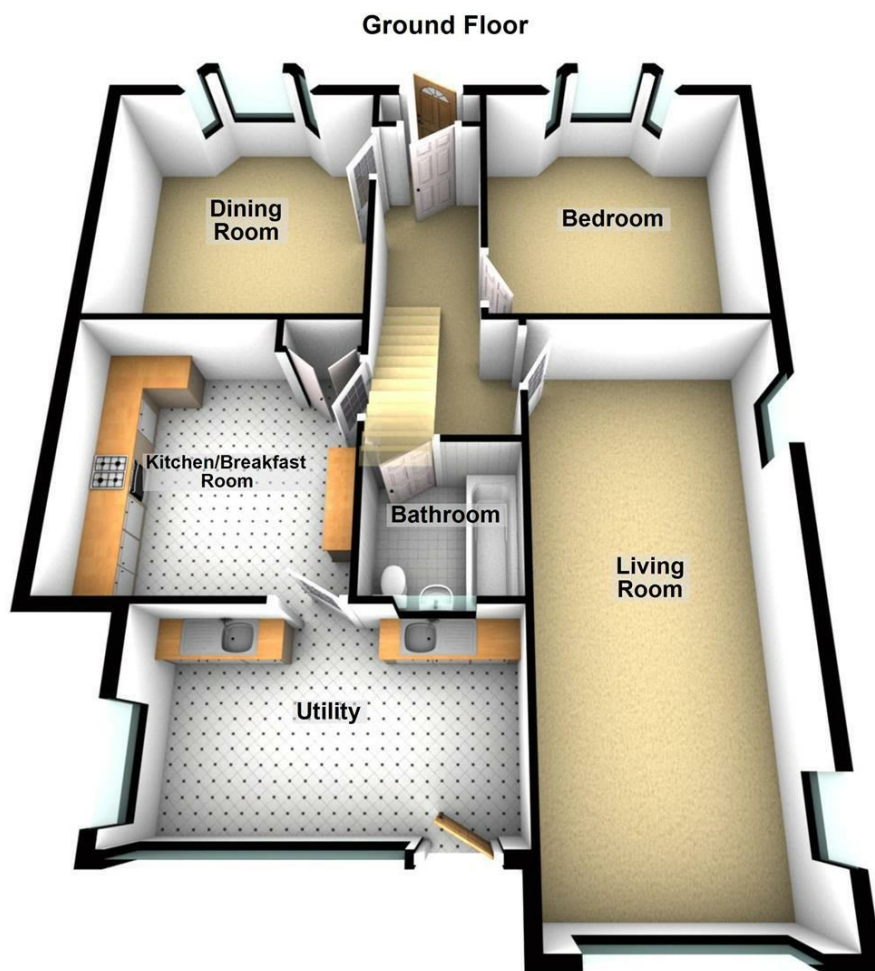
## Mortgage Advice (Wrexham)

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 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC