

Town & Country

Estate & Letting Agents

Church View, Brymbo

£199,950



A fantastic opportunity to purchase this four bedroom detached property situated in the popular residential location of Brymbo. The property comprises; entrance hall, lounge, dining room, kitchen, conservatory and cloakroom on the ground floor, with four bedrooms and bathroom on the first floor. Externally is a good sized garden to rear with lawn and decking areas. Viewings are highly recommended! EPC rating: 65

Public Notice

Address: 1 Church View, Brymbo LL11 5DF

We are acting in the sale of the above property and have received an offer of £170,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating 65

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Entrance

Door to front entrance hall. Exposed slate feature wall. Tiled flooring. Radiator. Doors to:



Lounge

26'9" x 16'7"

Extremely spacious lounge/living area. Log burner with brick and wood slab hearth and surround. Tiled flooring. Stairs to first floor. Sliding patio doors to decked area. Double doors leading to dining room. Double glazed window to front. Radiator x2.



Kitchen

12'9" x 11'8"

Fitted with a range of wall, base and drawer units with complimentary work surfaces. Stainless steel sink unit and drainer. Space for large oven with extractor hood over. Space for fridge-freezer. Space for dishwasher. Tiled flooring. Splashback tiling. Double glazed window to front and side. Stable gate door proving access to the side of the property. Sliding double doors into the open plan dining room and conservatory.

Dining Room

12'11" x 12'3"

Spacious dining room opening up into the conservatory. Tiled flooring. Double glazed window to the side elevation. Radiator.

Conservatory

10'9" x 9'7"

Dwarf wall construction. Sliding doors providing access to the rear garden. Radiator. Tiled flooring.



Utility Room

9'10" x 8'4"

Boiler. Fitted with a range of wall and base units with complimentary worktops. Space for washing machine, tumble dryer fridge freezer and other appliances. Tiled flooring. Double glazed window to the front. Radiator.

Cloakroom

Low level W/C. Wash hand basin set in vanity unit. Tiled flooring. Part tiled walls. Space for hanging coats. Double glazed window to side.

Landing

Loft access. Storage cupboard. Doors to:



Bedroom One

13'4" x 11'6"

Laminate flooring. Double glazed window to the rear providing excellent views. Radiator.



Bedroom Two

12'11" x 12'10"

Fitted wardrobes. Fitted dressing table. Laminate flooring. Double glazed window to rear providing excellent views. Radiator.

Bedroom Three

12'11" x 8'5"

Storage cupboard utilised as wardrobe space. Laminate flooring. Double glazed window to front. Radiator.

Bedroom Four

12'0" x 8'10"

Fitted wardrobes. Double glazed window to front. Radiator.

Bathroom

Low level W/C. Wash hand basin set in vanity unit. Panel enclosed bath with shower attachment over and

glass shower screen. Wall mounted mirror and spotlights. Tiled flooring. Part tiled walls. Double glazed window to side. Radiator.



Outside

To the front of the property there are concrete steps leading down to a block paved area. The rear garden benefits from two decked areas, one is accessed from the open plan living area and the other from the main garden area. The garden boasts of shrubs, plants, trees and a pond. Paved patio area providing access to the front of the property.



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Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

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

Mortgage Advice

Town and Country Property Services 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.

Hours of Business

Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.

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.

