

# Town & Country

Estate & Letting Agents

Bryn Y Glyn, Rhosddu

£190,000



TOWN AND COUNTRY WREXHAM are delighted to bring to the market this spacious and well presented 3 bedroom semi detached house which benefits from a good size back garden, as well as off road parking and a garage. Internally the property briefly comprises of; entrance hallway, sitting room, living room with stunning fire surround, kitchen with utility area, downstairs wc, landing, master bedroom, 2 further bedrooms, and a family bathroom. Located in a quiet location. Viewing advised.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## Property Accommodation

### Entrance Hallway

Upvc double glazed door and side panel to the front elevation, radiator, laminate flooring, dado rail, understairs storage cupboard.

### Sitting Room

11'10" x 10'11"

Upvc double glazed French doors to the rear elevation, radiator, feature fire surround, picture rail.

### Living Room

13'4" x 11'9"

Upvc double glazed French doors to the rear elevation, radiator, laminate flooring, stunning fire surround, picture rail.

### Kitchen

16'9" x 7'0"

Upvc double glazed bow window to the front elevation, wall and base units with complementary worktops, 1 ½ stainless steel sink and drainer unit with mixer tap, gas point for cooker, integral cooker hood, plumbing for washing machine, localised wall tiling, space for fridge, tiled floor, radiator, wall mounted combi boiler.

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### Utility Area

7'8" x 6'4"

Upvc double glazed window to the rear elevation, base units with complementary worktops, space for fridge/freezer, tiled floor.

### Downstairs WC

Upvc double glazed window to the front elevation, low level wc, basin, localised wall tiling.

### Landing

Upvc double glazed window to the front elevation, attic hatch, dado rail.

### Master Bedroom

12'3" x 11'10"

Upvc double glazed window to the rear elevation, radiator, built in storage.

### Bedroom 2

11'10" x 10'11"

Upvc double glazed window to the rear elevation, radiator.

### Bedroom 3

9'6" x 7'0"

Upvc double glazed window to the front elevation, radiator.

### Bathroom

Upvc double glazed window to the front elevation, 3 piece white suite, panelled bath with shower over, low level wc, pedestal basin, radiator, localised wall tiling.

### Outside

Externally there is a driveway to the front elevation leading up to the garage. The well stocked front garden combines a lawn which is bordered by mature hedging and shrubs. Externally the good size rear garden combines a patio area leading off the living room and a further lawn section and mature plants and shrubs.

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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.

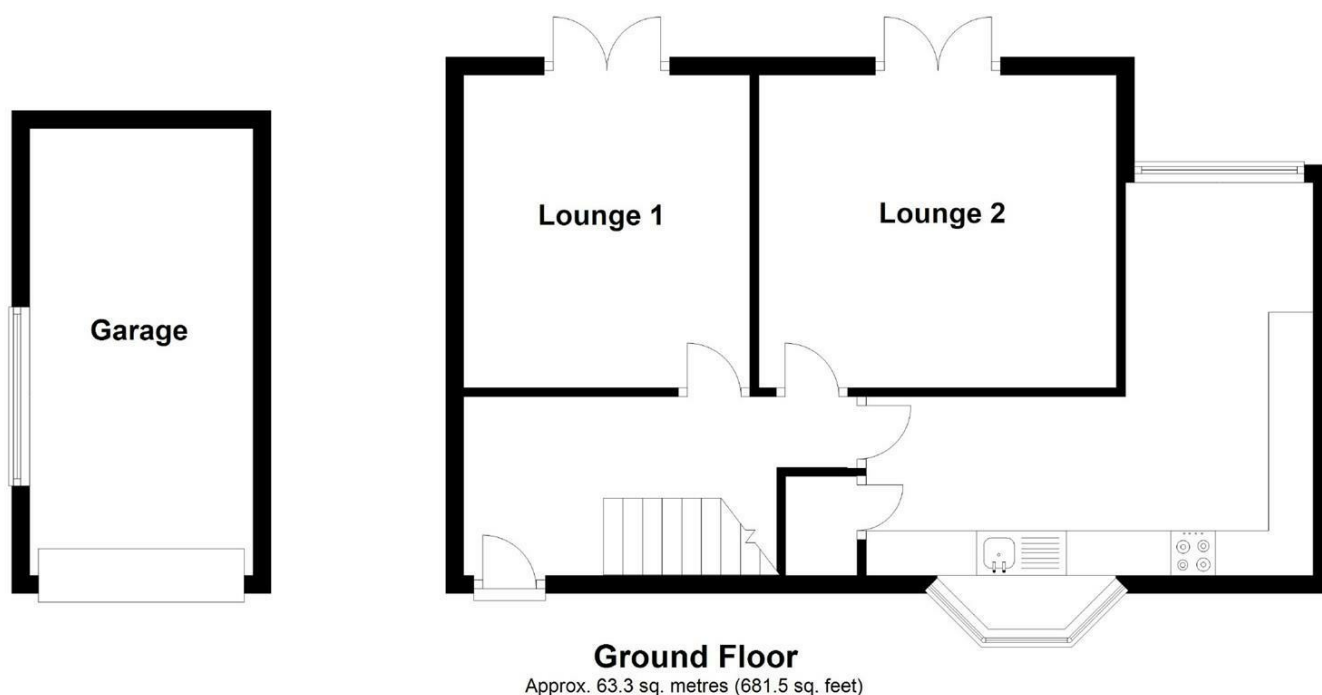
## Hours Of Business

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.





Total area: approx. 104.2 sq. metres (1121.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		72	85
(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	

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.