

Town & Country

Estate & Letting Agents

Brandy Brook, Wrexham

£199,950



A fantastic opportunity to purchase a well presented three bedroom semi-detached property situated in a popular and sought after village location. The property comprises; entrance hall, lounge, kitchen and cloakroom on the ground floor, with three bedrooms and bathroom on the first floor. Externally to the front of the property is a shrubbed garden with an outside light to the side of the front door, and a combination of paved and gravel parking to the side of the property. The rear garden is south facing and enjoys sunshine for the majority of the day. The garden itself is predominantly laid to lawn with raised shrub borders. Viewings are highly recommended!

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Location

Brandy Brook is situated towards the fringe of the village close to its boundary with Ruabon where there is a Secondary School and Rail Station with direct London link. Johnstown is by-passed by the A483 and provides a range of amenities including a Primary School, Co-Op Supermarket, Dental & Medical Surgeries, a Bakery and a variety of other Shops. The A483 provides easy access to Wrexham (3 miles) and Chester (12 miles) to the North and Oswestry (9 miles) and Shrewsbury to the South.

Entrance

The property is entered via a UPVC double glazed door to front, opening to the entrance hall. Internal door opening to the lounge.



Externally



Lounge

22'0 x 12'3

Understairs storage cupboard. Timber

laminated flooring. Patio door opening to the rear garden. Double glazed window to front. Radiator x2.



Lounge Area



Kitchen

9'2 x 6'8

Fitted with a range of wood effect wall, base and drawer units with complimentary work surfaces. Stainless steel sink and drainer with adjustable mixer tap and tiled splashbacks. Integrated stainless steel oven, hob and extractor hood above. Space and plumbing for a washing machine. Space for fridge-freezer. Ceramic tiled flooring. Recently installed wall-mounted gas combination boiler. Double glazed window to rear. Radiator.

Inner Hallway

Timber laminated flooring. Stairs to first floor. Radiator.

Cloakroom

Installed with a low level W/C. Corner wash hand basin. Ceramic tiled flooring.

Part tiled walls. Double glazed window to front. Radiator.

Landing

Loft access. Built-in storage cupboard. Double glazed window to side. Doors to:



Bedroom One

10'4 x 9'4

Timber laminated flooring. Double glazed window to rear with a pleasant rural view. Radiator.



Bedroom Two

11'2 x 8'6

Double glazed window to front. Radiator.

Bedroom Three

6'9 x 6'9

Double glazed window to front. Radiator.



Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with mixer tap and shower attachment over and glazed screen. Part tiled walls. Extractor fan. Double glazed window to rear.



Outside

To the front of the property is a shrubbed garden with an outside light to the side of the front door, and a combination of paved and gravel parking to the side of the property. The timber gate opens to the rear garden. The rear garden is south facing and enjoys sunshine for the majority of the day. The garden itself is predominantly laid to lawn with raised shrub borders. Paved patio with brick barbecue. External lighting, power and water supply. Storage shed and greenhouse.



Rear

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 the office and one of the team will assist you further.

Services (Wrexham)

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

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.

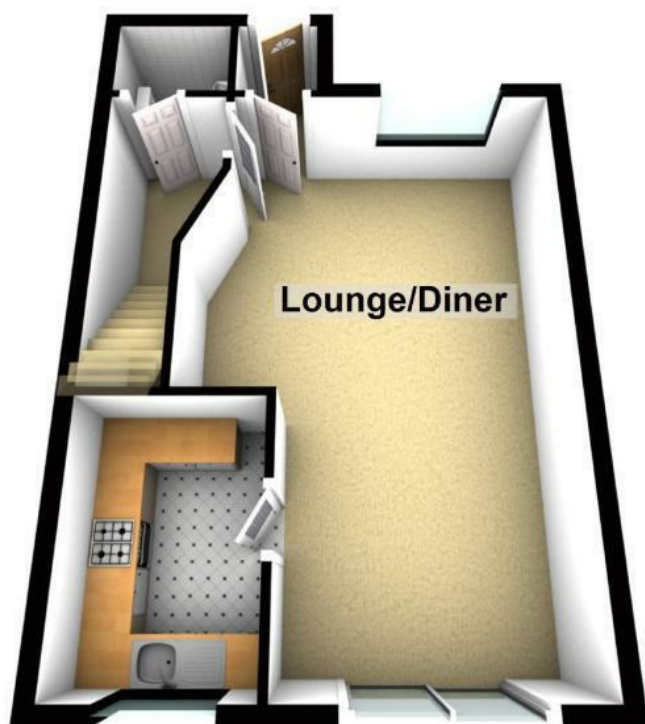
Hours of Business (Wrexham)

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

Additional Information (Wrexham)

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.

Ground Floor



First Floor



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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC