

# Town & Country

Estate & Letting Agents

Bryn Hafod

£140,000



A stunning and recently updated three bedroom semi-detached property split across three levels, situated in a convenient location close to Wrexham town. The property comprises; entrance porch and hallway with bathroom on the first floor, lounge and kitchen/diner on the ground floor, with three bedrooms and cloakroom on the second floor. Externally is a garage and driveway to front providing ample off road parking, with lawned garden and decking to rear. Viewing highly recommended.

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

**TEL: 01978 291345**

## Entrance

Door to front entrance porch into first floor hallway. Stairs to ground floor. Stairs to second floor. Door to:

## Bathroom

Low level W/C. Wash hand basin set in vanity unit. Panel enclosed bath with shower attachment and screen. Tiled flooring. Inset spotlights. Contemporary vertical radiator with mirror. Window to side.

-

## Ground Floor

### Lounge

Wall mounted TV unit. Laminate flooring. Patio doors to rear. Window to rear.

-.

### Kitchen/Diner

Fitted with a modern range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit and drainer with mixer tap. Integrated electric oven and hob. Integrated fridge-freezer. Integrated dishwasher. Space for washing machine. Ample space for dining table and chairs. Door to rear. Window to rear. Radiator.

-.

## Second Floor

### Bedroom One

Built-in wardrobes. Window to rear. Radiator.

-.

### Bedroom Two

Built-in storage. Window to rear. Radiator.

### Bedroom Three

Window to rear. Radiator.

## Cloakroom

Newly installed: Low level W/C. Wash hand basin. Window to side.

## Outside

Gravelled driveway to front leading to garage providing ample off road parking. Newly installed decking to rear leading to a good sized lawn garden with brick outhouse.

## 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.

| 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  |