

# Town & Country

Estate & Letting Agents

Brandy Brook, Johnstown, Wrexham

Offers In The Region Of  
£169,950



A modern two-bedroom semi-detached home in a quiet cul-de-sac location, featuring a bright living room, kitchen/diner with garden access, two bedrooms, and a stylish bathroom. Externally offers driveway parking and a sunny south-westerly facing rear garden. No onward chain.

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

TEL: 01978 291345



## DESCRIPTION

Situated within a quiet cul-de-sac on this modern development, offering easy access to Wrexham, local motorway links, and a variety of everyday amenities, this well-maintained two-bedroom semi-detached home benefits from UPVC double glazing and gas central heating. In brief, the accommodation comprises an entrance vestibule, living room, kitchen/dining room, two good-sized bedrooms, and a fully tiled bathroom. Externally, there is a lawned and gravelled front garden with driveway parking, timber side access, and a beautifully presented, south-westerly facing rear garden with patio, lawn, and shed. This property is available with no onward chain.



## LOCATION

Located on the popular Brandy Brook development in Wrexham, this property offers a peaceful setting with excellent transport links to Wrexham town centre, the A483, and surrounding areas. Local shops, schools, and amenities are all within easy reach, making this an ideal home for first-time buyers, downsizers, or investors alike.

## VESTIBULE

The property is entered through a new UPVC opaque double-glazed front door, opening to a vestibule with an internal door leading to the living room.



## LIVING ROOM

14'7 x 11'6

Featuring a window to the front elevation with a radiator below, stairs rising to the first-floor accommodation, and a door leading to the kitchen/dining room.



## KITCHEN/DINING ROOM

11'6 x 9'3

Fitted with a range of white wall, base, and drawer units providing ample work surface space. The kitchen houses a stainless steel single drainer sink with mixer tap and tiled splashbacks. Integrated appliances include an oven, hob, and extractor hood, with space and plumbing for a washing machine.

Mounted to the wall is a Worcester gas combination boiler. The room also benefits from a radiator and patio doors opening to the south-westerly facing rear garden and patio area.



## FIRST FLOOR LANDING

With access to the loft space and doors of opening to both bedrooms and to the bathroom.



## BEDROOM ONE

11'6 x 9'5

A double bedroom with a window overlooking the rear garden and a radiator below.



## BEDROOM TWO

11'6 x 6'8

With two windows facing the front elevation and a radiator.



## BATHROOM

8'2 x 4'5

Comprising a three-piece suite including a panelled bath, pedestal wash hand basin, and low-level WC. The walls are fully tiled, and there is an opaque side window, radiator, extractor fan set within the ceiling, and a large built-in storage cupboard over the stairs.



## EXTERNALLY

To the front of the property is a lawn and shrub garden with paved and gravel off-road parking, forming a driveway

that runs along the left-hand side of the property. A timber side gate provides access to the rear garden. A paved pathway leads to the front door, which features a canopy above. The rear garden enjoys a sunny south-westerly orientation and includes a paved patio area, an attractive and well-maintained garden with a central lawn, and borders stocked with a variety of plants, shrubs, and trees. To the rear is a golden gravel section with a timber shed, all enclosed by timber fence panels. There is also an external light and water supply.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band C - £1949.00

## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer (Wrexham)

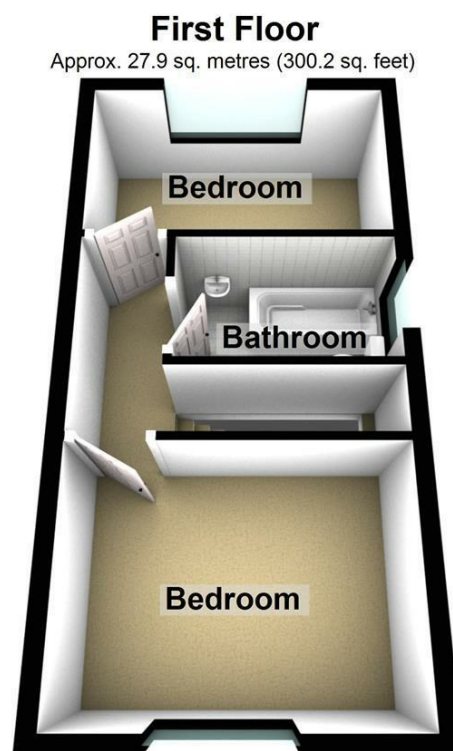
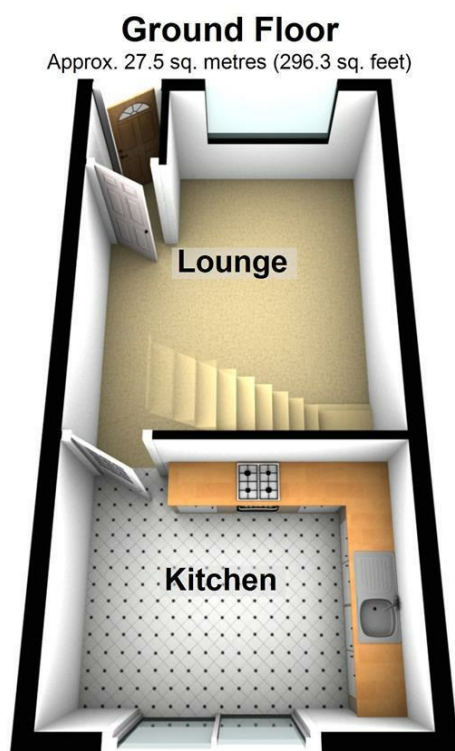
If you would like to make an offer, please contact a member of our team who will assist you further.

## 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.



Total area: approx. 55.4 sq. metres (596.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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.