

# Town & Country

Estate & Letting Agents

Coed Y Felin Road, Brymbo

£240,000



Detached two-bedroom home set on a generous plot of approximately one-third of an acre in a popular village location. The property benefits from UPVC double glazing and gas central heating and offers a living room, modern kitchen, two bedrooms, and a contemporary bathroom, with ample off-road parking and extensive grounds.

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## DESCRIPTION

Situated within this popular village, this detached two-bedroom home occupies a generous plot of approximately one-third of an acre. Benefiting from UPVC double glazing and gas central heating, the accommodation briefly comprises an entrance porch, entrance hall, living room, and modern fitted kitchen, with two well-proportioned bedrooms and a spacious contemporary bathroom to the first floor. Externally, the property offers ample off-road parking and extensive grounds.



## LOCATION

Brymbo is a popular village situated on the outskirts of Wrexham, offering a mix of modern residential developments and traditional character. The area provides a range of everyday amenities including local shops, schools and leisure facilities, while Wrexham town centre is only a short drive away. Surrounded by beautiful North Wales countryside, Brymbo benefits from excellent road links to the A483, giving convenient access to Chester, Shropshire and the wider region. Its combination of village atmosphere and strong transport connections makes it an attractive place to live for families and commuters alike.

## ENTRANCE PORCH

Entered via an opaque UPVC double-glazed front door, opening into an entrance porch with ceramic tiled, wood-grain effect flooring. Windows face both the front and side elevations,

with an open throughway leading into the entrance hall.

## ENTRANCE HALL

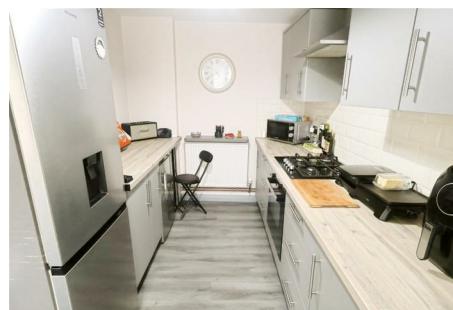
With continuation of the wood-grain effect tiled flooring, stairs rising to the first-floor accommodation, and a door opening into the living room.



## LIVING ROOM

13'3 x 11'9

Featuring a window to the front elevation, radiator, under-stairs storage cupboard, and a door leading through to the kitchen.



## KITCHEN

16 x 7'10

Fitted with a range of attractive grey

wall, base and drawer units, complemented by stainless steel handles and wood-grain effect work surfaces. Incorporates a stainless steel single drainer sink with mixer tap and tiled splashback. Integrated appliances include an oven, hob, and stainless steel extractor hood. There is space for a tall fridge freezer, wood-grain effect laminate flooring, a window to the side elevation, and a UPVC double-glazed door opening onto the rear courtyard.



## UTILITY ROOM

8 x 3'8

With space and plumbing for a washing machine, a wall-mounted gas combination boiler, and an opaque window to the rear elevation.

## FIRST FLOOR LANDING

With a window to the side elevation, access to the loft, and doors leading to both bedrooms and the bathroom.



## BEDROOM ONE

15'8 x 8'2 (max)

With a window to the front elevation and a radiator beneath.



## BEDROOM TWO

10'9 x 8'

Featuring a window to the rear elevation and a radiator.



## BATHROOM

7'8 x 7'5

Installed with a modern white three-piece suite comprising a panelled bath with mixer tap and rainfall-style thermostatic shower with protective screen, dual-flush low-level WC, and pedestal wash hand basin. Finished with wood-grain effect laminate flooring, partially tiled walls, a contemporary column-style radiator, extractor fan, and opaque window to the rear elevation.

## EXTERNALLY

To the front of the property is off-road parking for several vehicles, enclosed by a low stone boundary wall and low fencing. The land extends to approximately one-third of an acre and includes an aluminium storage shed. A concrete courtyard with an archway leading to a paved side area, external lighting, and a door providing access to the utility room.

## ADDENDUM

The property has previously benefited from planning permission for a two-storey extension and a detached garage. This permission has now lapsed and would require a fresh application.

## Services

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

Freehold

Council Tax Band - D (£2193 Per Year)

## Viewings

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

## To Make an Offer

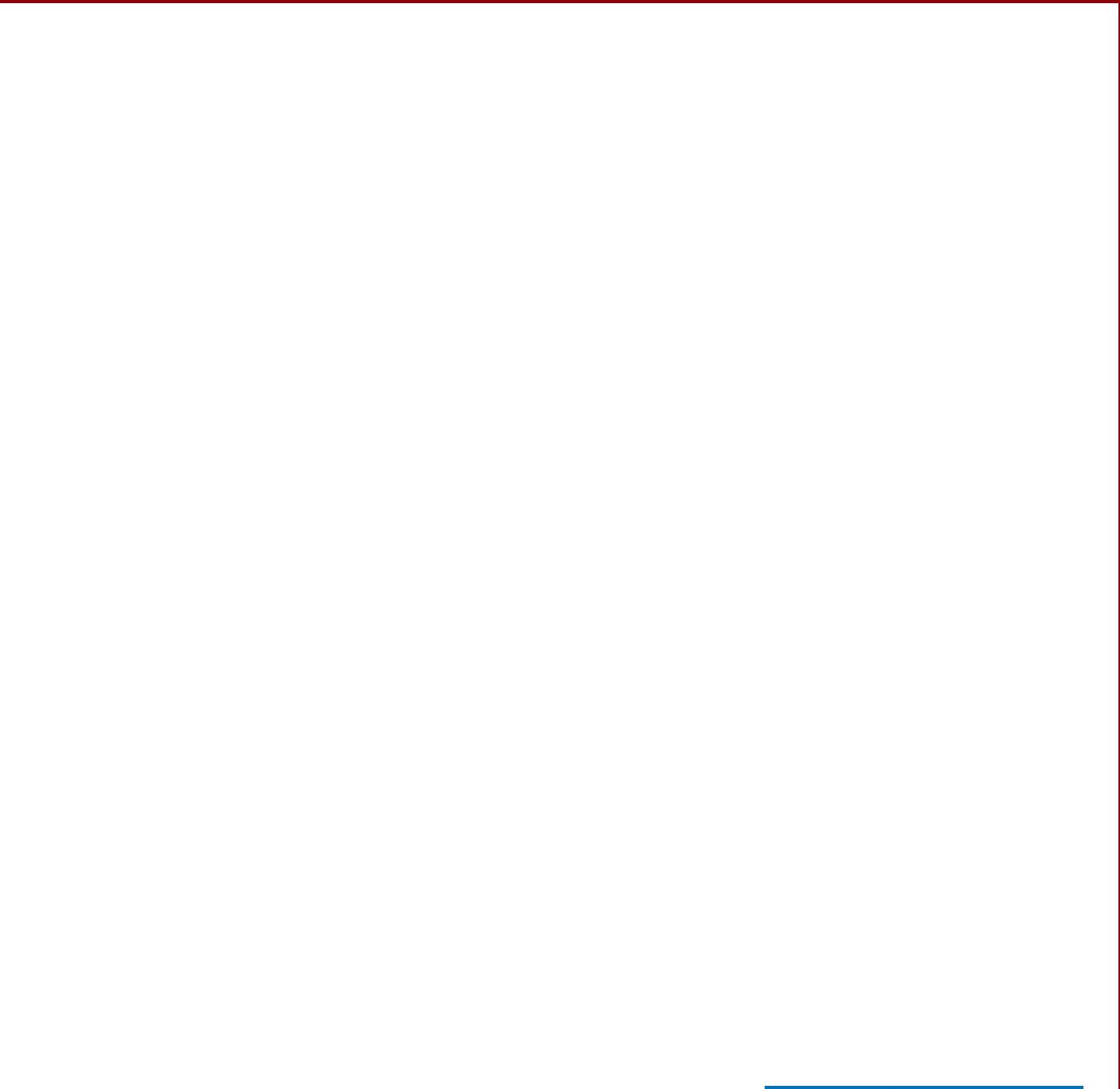
If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

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.**



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	