

# Town & Country

Estate & Letting Agents

New Road, Brynteg, Wrexham

£260,000



Situated on a generous-sized plot with the most impressive far-reaching views, this detached stone property benefits from UPVC double glazing, solar panels, and gas central heating. In brief, the accommodation comprises an entrance hall, a spacious double-aspect living room with open fireplace, a dining room with patterned tiled flooring and open fireplace, and a fitted kitchen with wall, base, and drawer units. To the first floor are three double bedrooms and a four-piece bathroom suite. Externally, the front of the property offers a substantial, predominantly lawned garden with hedged borders and a pathway leading to the front door, flanked by decked and golden gravel seating areas. To the rear, double timber gates provide ample off-road parking for several vehicles, along with access to a detached double garage and stone outbuilding.

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## DESCRIPTION

A detached stone property set on an elevated plot, offering far-reaching views. The accommodation includes an entrance hall, living room, dining room, kitchen, three double bedrooms, and a four-piece bathroom. The property benefits from off-road parking, a detached double garage, and a stone outbuilding. Externally, there are gardens along with decked and gravel seating areas. Additional features include gas central heating, UPVC double glazing, and solar panels.



## LOCATION

New Road in Brynteg is a residential location set within a semi-rural village environment, offering convenient access to surrounding countryside while remaining within reach of local amenities and nearby towns. The area benefits from road links to neighbouring villages and coastal areas, making it suitable for both permanent residence and commuting.



## EXTERNALLY

Offering the most stunning elevated views, the property is entered through an iron gate which opens onto a pathway leading to the front door. There is a decked patio and golden gravel patio on either side. The garden is substantial, being predominantly laid to lawn with a variety of plants, shrubs, and trees, all enclosed by hedged boundaries. Double timber gates open to ample gravel off-road parking for several vehicles and provide access to the detached double garage. To the rear of the property is a pathway leading to the back door and offering access to a stone outbuilding.



## STONE OUTBUILDING

10'9" x 9'0"

Accessed through a timber door with a single-glazed window.

## GARAGE

16'1" x 15'9"

A detached double garage accessed via a four-piece up-and-over door, with power and lighting and a separate consumer unit.

## ENTRANCE HALL

The property is entered through an opaque UPVC double-glazed front door, opening onto patterned tiled flooring. Stairs rise to the first-floor accommodation, with exposed floorboards and stripped pine internal doors opening to the living room and dining room.



## LIVING ROOM

21'3" x 10'9"

A double-aspect room with windows to the front and side elevations, a radiator, partially glazed fitted wall units, and a cast-iron open fireplace with tiled hearth.





## DINING ROOM

12'4" x 11'1"

Featuring patterned tiled flooring, a window to the front elevation, a radiator, an understairs storage cupboard, and a cast-iron open fireplace with tiled hearth and ornate Adam-style surround. A stripped pine door opens into the kitchen.



## KITCHEN

11'1" x 8'8"

Fitted with a range of cream wall, base, and drawer units, complemented by a display cabinet and ample work surface space. There is a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated

appliances include an oven and grill, with a gas hob and extractor hood above. There is space and plumbing for a washing machine and slimline dishwasher, a radiator, and a window to the rear elevation. A stripped pine door opens into the rear hallway.

## REAR HALLWAY

5'9" x 3'3"

With ceramic tiled flooring and an opaque UPVC double-glazed door opening to the rear passageway.

## FIRST FLOOR LANDING

With stripped pine doors opening to all three double bedrooms and the bathroom.



## BATHROOM

11'4" x 8'6"

Installed with a four-piece suite comprising a clawfoot roll-top bath with mixer tap and shower attachment, corner shower enclosure with electric shower, low-level WC, and pedestal wash hand basin. There is a fitted cupboard housing the gas combination boiler, partially tiled walls, a radiator, and an opaque window to the rear elevation.



## BEDROOM ONE

11'8" x 11'7"

With two sets of fitted double wardrobes and overhead luggage cupboards, a built-in over-stairs cupboard with a small window to the front elevation, a radiator, and a front-facing window perfectly framing the far-reaching views.



## BEDROOM TWO

11'7" x 10'6"

With a radiator and a window to the front elevation, again enjoying far-reaching views.



## BEDROOM THREE

13'4" x 9'1"

With a window to the side elevation.





Total area: approx. 106.8 sq. metres (1149.3 sq. feet)

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