Town & Country

Estate & Letting Agents

Wrexham Road, Brynteg, Wrexham £135,000









Situated within this popular village, offering easy access to the city centre, motorway networks, and a range of local amenities. The accommodation comprises an entrance hall, living room, kitchen with dining area, utility room, shower room, and cloakroom WC. To the first floor are three double bedrooms and an additional shower room. Externally, a driveway to the side provides off-road parking for several vehicles, alongside a raised gravel seating area.

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Wrexham Road, Brynteg, Wrexham

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DESCRIPTION

Located in a sought-after village with easy access to the city centre, motorway links, and local amenities. The accommodation comprises an entrance hall, a living room, kitchen with dining area, utility room, shower room, and cloakroom WC, with three bedrooms and an additional shower room to the first floor. Externally, there is a side driveway providing off-road parking for several vehicles and an elevated gravel seating area.



LOCATION

Wrexham 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.



ENTRANCE HALL

8'6 x 5'10

Entered via an opaque UPVC double-glazed front door opening onto wood grain-effect ceramic tiled flooring, with a radiator and side-facing window. An open walkway leads into the inner hallway, which continues the tiled flooring and features a front-facing window, stairs rising to the first floor with under-stairs storage, and doors leading to the kitchen, utility room, and living room



KITCHEN

9'4 x 10'3

Fitted with a range of wall, base, and drawer units with decorative handles and complementary work surfaces incorporating a stainless steel 1½ bowl sink with mixer tap and tiled splashbacks. Integrated appliances include a stainless steel double oven, electric hob, and extractor fan. There is space for an American-style fridge/freezer, a rear-facing window, and a UPVC double-glazed door opening into the dining room.



DINING ROOM

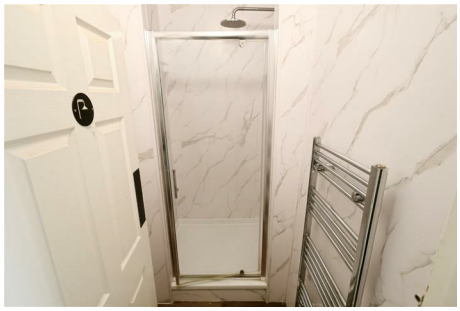
10'8 x 7'8

Constructed with a timber frame and UPVC double-glazed windows to the side and rear elevations, radiator, and a UPVC door opening to the side.

UTILITY ROOM

9'9 x 3'9

Fitted with matching wall units to the kitchen and housing the gas combination boiler. A work surface provides space and plumbing for a washing machine and space for a tumble dryer. The wood grain-effect tiled flooring continues throughout. Rear-facing window and doors leading to the cloakroom WC and shower room.



SHOWER ROOM

6'3 x 3'5

Featuring wood grain-effect tiled flooring, panelled walls, chrome heated towel rail, shower enclosure with dual-head thermostatic shower, and extractor fan.



CLOAKROOM WC

6'3 x 3'5

Fitted with a low-level WC and vanity wash hand basin with mixer tap, along with an opaque rear-facing window.



LIVING ROOM

11'1" x 13'5"

With two front facing windows and radiators.







FIRST FLOOR LANDING

Doors leading to Rooms Three, Four, and Five, along with the first-floor shower room.

BEDROOM TWO

10'3 x 5'2

Front-facing window and radiator.



BEDROOM THREE

10'3 x 9'8

Radiator and windows to the rear and side elevations.



SHOWER ROOM

5'2 x 4'8

Fitted with a three-piece suite comprising a corner shower enclosure with electric shower, dual flush WC, and pedestal wash hand basin. Also featuring panelled walls, ceramic tiled flooring, radiator, and opaque rear-facing window.



EXTERNALLY

To the front of the property is a canopy porch over the main entrance door. Vehicle access runs along the right-hand side of the property leading to off-road parking spaces. There is also a raised gravel garden enclosed by timber fencing with external lighting.

Services

The agents have not tested any of the appliances listed in the particulars.
Freehold
Council Tax Band - B (£1706 Per Year)

Viewings

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

To Make an Offer

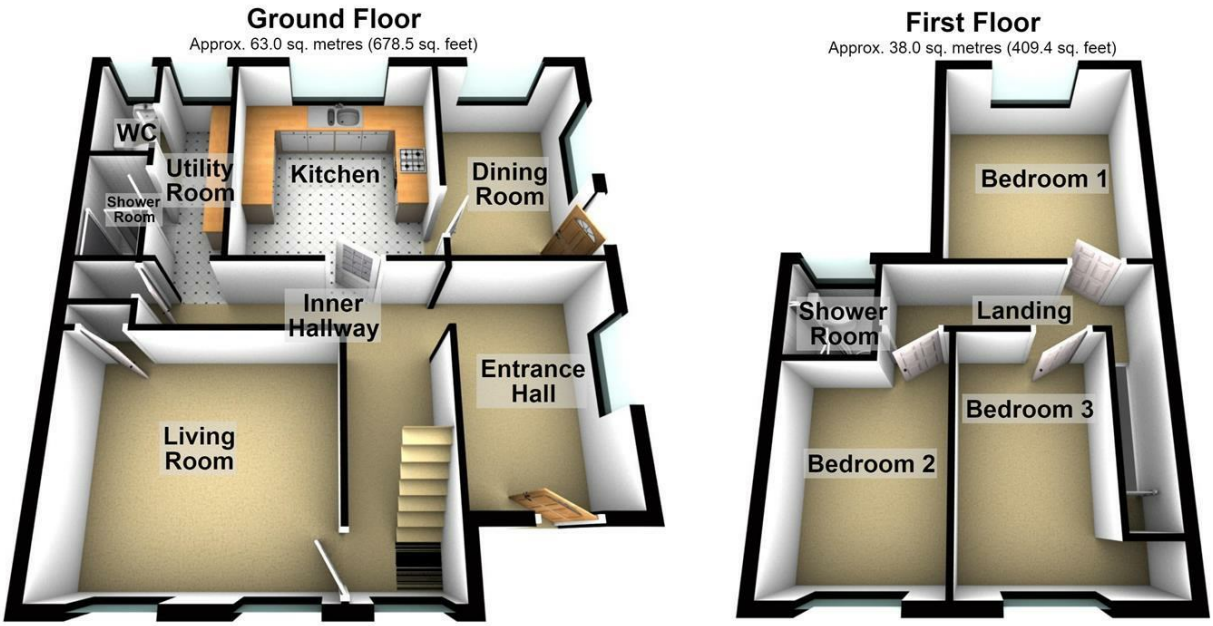
If you would like to make an offer, please contact a member of our team who will assist you further.

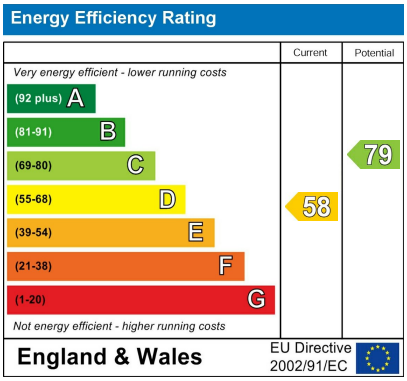
Mortgage Advice

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.

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