# Town & Country

Estate & Letting Agents

Bryn Hedd, Southsea, Wrexham £170,000









Located within this popular village, offering convenient access to Wrexham, the local motorway network and a wide range of nearby amenities, this modern detached family home benefits from uPVC double glazing and gas central heating throughout. The accommodation briefly comprises an entrance hall with cloakroom/WC, a spacious living room and a well-appointed kitchen/dining room fitted with a range of gloss wall, base and drawer units. To the first floor, the landing provides access to a family bathroom and three well-proportioned bedrooms, the principal bedroom benefiting from its own en-suite shower room. Externally, the property offers gravelled off-road parking to the front with side access leading to the enclosed rear garden. The rear garden is predominantly laid to lawn and includes a paved pathway and patio seating area.

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# Bryn Hedd, Southsea, Wrexham

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## DESCRIPTION

Situated within a popular village location, this modern detached family home offers well-proportioned accommodation comprising an entrance hall with cloakroom/WC, a living room, and a kitchen/dining room with French doors opening onto the rear garden. To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Externally, the property benefits from gravelled off-road parking to the front and an enclosed rear garden, predominantly laid to lawn with a paved patio and pathway. The property also benefits from uPVC double glazing and gas central heating.

## LOCATION

Bryn Hedd is a residential development located in the village of Southsea, approximately 3 miles from Wrexham city centre. The area offers access to a range of local amenities, including shops, schools and recreational facilities, together with road links to Wrexham, Chester and the surrounding motorway network.

## ENTRANCE HALL

14'4" x 6'4"

The property is entered via a woodgrain-effect composite front door with an opaque double-glazed insert, opening into the entrance hall. The hall features ceramic tiled flooring, a radiator, stairs rising to the first-floor accommodation with a useful storage cupboard beneath, and doors leading to the cloakroom/WC, living room and kitchen/dining room.



## CLAOKROOM W/C

5'3" x 2'6"

Fitted with a dual-flush low-level WC and corner wash hand basin, together with a radiator and extractor fan.



## LIVING ROOM

13'2" x 12'6"

Featuring woodgrain-effect laminate flooring, a wall-mounted electric fire, and a window to the front elevation with a radiator beneath.



## KITCHEN/DINING ROOM

20'1" x 8'2"

With a continuation of the ceramic tiled flooring from the entrance hall, this spacious kitchen/dining room benefits from a radiator, recessed ceiling downlights, a window overlooking the rear garden and French doors opening onto the patio. The kitchen is fitted with a range of gloss wall, base and drawer units complemented by stainless steel handles, incorporating an integrated oven, hob and extractor hood. There is space and plumbing for a washing machine together with a housing cupboard containing the Ideal Logic gas combination boiler.

## FIRST FLOOR LANDING

With a window to the side elevation, recessed ceiling downlights, loft access, and doors leading to all three bedrooms and the family bathroom.



## BATHROOM

9'3" x 4'9"

Appointed with a white three-piece suite comprising a panelled bath, dual-flush low-level WC and pedestal wash hand basin. The walls are partially tiled, and there is an opaque window to the rear elevation, extractor fan and recessed ceiling downlights.



## BEDROOM ONE

10'8" x 10'7" (maximum)

With a window to the rear elevation, radiator and door leading to the en-suite shower room.



## EN-SUITE SHOWER ROOM

8'8" x 3'7"

Fitted with a white three-piece suite comprising a shower enclosure with thermostatic shower, dual-flush low-level WC and pedestal wash hand basin. The walls are partially tiled, and there is a radiator, opaque window to the rear elevation, extractor fan and recessed ceiling downlights.



## BEDROOM TWO

10'6" x 7'3"

With a window to the front elevation and radiator beneath.



## BEDROOM THREE

9'5" x 8'6"

Benefiting from a deep built-in over-stairs storage cupboard, together with a window to the front elevation and radiator beneath.



## EXTERNALLY

To the front of the property, double timber gates open onto a gravelled off-road parking area. There is an external light to the right-hand side of the front door and a paved pathway leading to the rear garden. The rear garden features a paved pathway and patio area with an external light, outside water supply and an aluminium storage shed. The garden is predominantly laid to lawn.



## 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.

## Services (Wrexham)

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

## To Make an Offer (Wrexham)

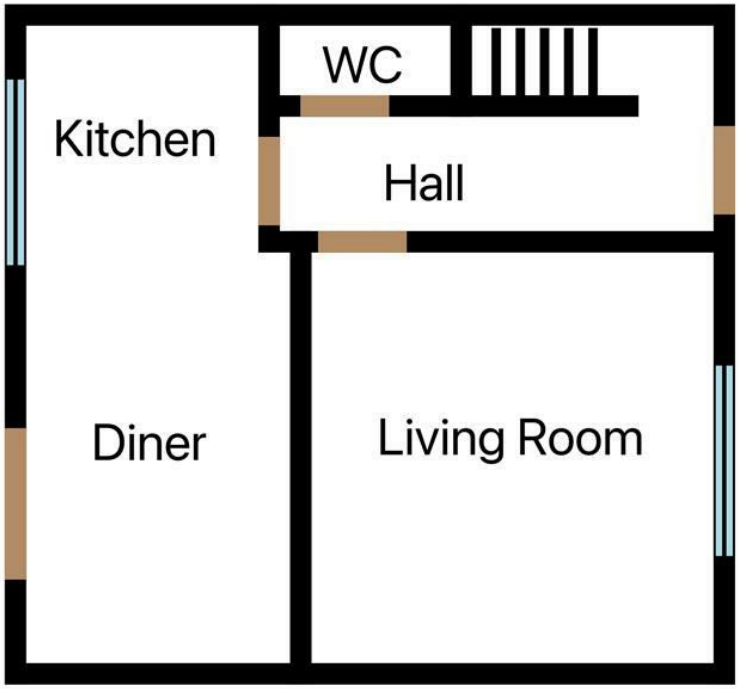
If you would like to make an offer, please contact a member of our team who will assist you further.

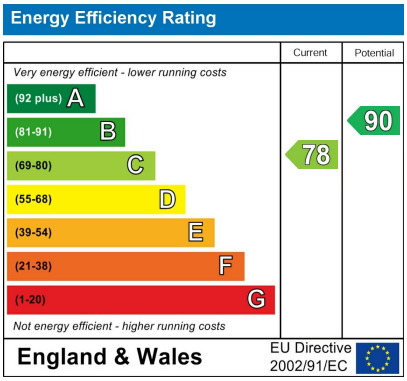
## Viewings (Wrexham)

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

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