Town & Country

Estate & Letting Agents

Beeston View, Quarry Road, Brynteg, Wrexham

£145,000









This beautifully presented double-fronted property enjoys stunning elevated views and must be viewed to be fully appreciated. Benefiting from uPVC double glazing and gas central heating throughout, the accommodation briefly comprises an entrance hall with an open throughway to the dining room, a spacious dual-aspect living room, and a contemporary fitted kitchen with access to the rear hallway. To the first floor are two double bedrooms, both enjoying fantastic elevated views, together with a modern white three-piece bathroom suite. Externally, the property occupies a desirable corner position with attractive low-maintenance golden gravel, shrub and paved gardens enclosed by hedging. In addition, there is a further low-maintenance garden to the side of the terrace, predominantly laid with golden gravel and incorporating a concrete patio, artificial lawn and a detached storage garage positioned to the rear.

NO ONWARD CHAIN

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

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DESCRIPTION

A well-presented double-fronted property occupying a corner position and enjoying elevated views. The accommodation briefly comprises an entrance hall, living room, dining room, fitted kitchen, two double bedrooms and a modern bathroom. Externally, the property benefits from low-maintenance gardens to the front and side, together with a detached storage garage. The property also benefits from uPVC double glazing and gas central heating.

LOCATION

Quarry Road is situated within the village of Brynteg, offering a residential setting with convenient access to a range of everyday amenities. The area is well placed for local shops, schools and public transport links, while nearby road networks provide access to Wrexham, Oswestry and the surrounding areas. The surrounding countryside also offers opportunities for walking and other outdoor pursuits.



ENTRANCE HALL

The property is entered through an opaque composite double glazed front door, opening into the entrance hall with wood-effect laminate flooring. There is an open throughway to the dining room and a door leading to the living room.



LIVING ROOM

13'6" x 11'7"

Featuring wood-effect laminate flooring, a feature electric fire with surround, a radiator, a window to the front elevation enjoying attractive views, and two windows to the side elevation, allowing for plenty of natural light.



DINING ROOM

11'4" x 8'1"

With wood-effect laminate flooring, a radiator, stairs rising to the first-floor accommodation with a useful storage cupboard beneath, and a door leading into the kitchen.



KITCHEN

11'4" x 5'6" (max)

The kitchen is fitted with an attractive range of contemporary gloss white wall, base and drawer units, complemented by stainless steel handles and grey wood-effect work surfaces incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel electric oven, electric induction hob with stainless steel extractor hood above. There is space for a fridge freezer and washing machine. The kitchen also benefits from a ceramic tiled floor, a wall-mounted Glow-worm gas combination boiler, a window to the front elevation, and a door opening into the rear hallway.

REAR HALLWAY

12'2" x 2'6"

Featuring painted exposed stone walls and an opaque uPVC double glazed door providing access to the rear of the property and the communal courtyard.

FIRST FLOOR LANDING

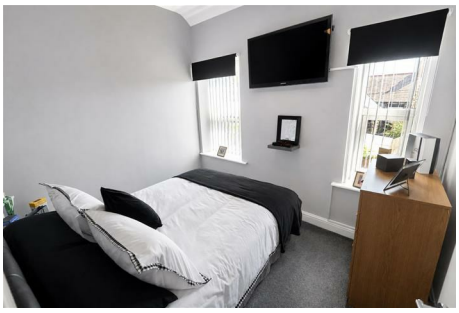
Having fitted floor-to-ceiling storage cupboards, access to the loft space and a radiator. Doors lead to both double bedrooms and the bathroom.



BEDROOM ONE

10'10" x 9'2"

A double bedroom with a radiator, a window to the side elevation and a further window to the front elevation, enjoying beautiful elevated views.



BEDROOM TWO

9'5" x 7'8"

A further double bedroom with two windows to the front elevation enjoying elevated views and a radiator.



BATHROOM

11'7" x 4'10" (max)

Appointed with a modern white three-piece suite comprising a panelled bath with mixer tap, electric shower and curved glazed shower screen, a dual flush low-level WC, and a pedestal wash hand basin with mixer tap. The walls are partially tiled and there is a radiator, extractor fan, opaque window to the front elevation and recessed ceiling spotlights.



EXTERNALLY

This double-fronted property occupies a corner position and benefits from low-maintenance golden gravel, shrub and paved gardens, enclosed by mature hedging. Double timber gates open onto steps leading to the front entrance. To the right-hand side of the terrace is a further garden belonging to the property, situated beyond a shared courtyard area. This garden is also designed for low maintenance, being predominantly laid with golden gravel and featuring a concrete patio, an artificial lawn enclosed by timber fence panels, and a detached storage garage positioned to the rear.



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.

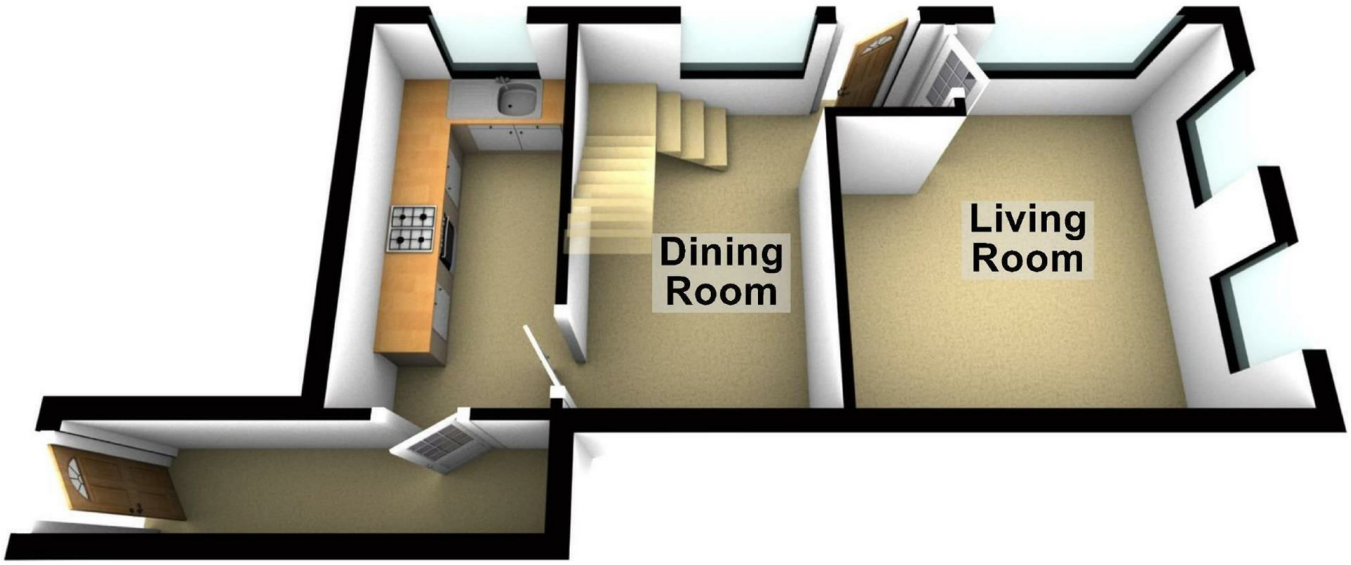
Viewings (Wrexham)

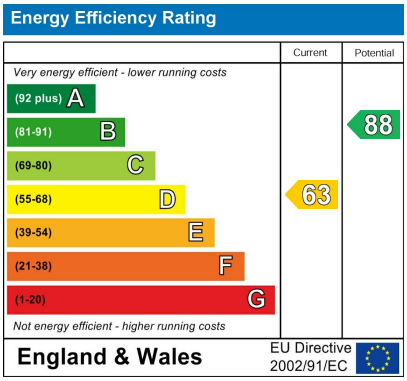
Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

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Ground Floor





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