

Town & Country

Estate & Letting Agents

Bryn Gryffydd, Wrexham

Offers Over £200,000



Situated within an established residential area of Wrexham, this semi-detached property is conveniently located for access to the city centre, local schools, shops and transport links.

Benefiting from UPVC double glazing and gas central heating, the accommodation briefly comprises an entrance hall, a spacious living room opening into the dining area, a fitted kitchen and a versatile ground-floor bedroom or additional sitting room. To the first floor are two further bedrooms and a three-piece bathroom.

Externally, the property offers block-paved off-road parking for several vehicles, a garage and an enclosed rear garden with a patio, lawn and established shrubs. The property would benefit from a programme of cosmetic modernisation, offering an excellent opportunity for buyers to create a home tailored to their own tastes.

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DESCRIPTION

A three-bedroom semi-detached property offering flexible accommodation, off-road parking for several vehicles, a garage and an enclosed rear garden. The accommodation includes an entrance hall, spacious living and dining area, fitted kitchen, versatile ground-floor bedroom or sitting room, two first-floor bedrooms and a bathroom. Benefiting from gas central heating and UPVC double glazing, the property offers excellent potential for cosmetic modernisation.



LOCATION

The property is situated on Bryn Gryffydd in the popular residential area of Borrass Park, conveniently placed for local shops, schools and everyday amenities. Wrexham city centre and its wider range of shopping, leisure and transport facilities are within easy reach, while nearby road connections provide convenient access towards Chester and the surrounding North Wales region. LL12 7SH is within the Borrass Park ward, and Wrexham General railway station is approximately 2 km away. Postcode information Local map and transport information

ENTRANCE HALL

11'3 x 5'2

The property is entered through an opaque, double-glazed composite

entrance door, which opens into the entrance hall. Stairs rise to the first-floor accommodation, with a useful storage cupboard beneath. There is also a radiator and opaque glazed doors opening into the living/dining room and the ground-floor bedroom.

GROUND-FLOOR BEDROOM/SITTING ROOM

10'2 x 10'1

A versatile room suitable for use as a ground-floor bedroom, home office or separate sitting room. Features include a window overlooking the front elevation and a radiator.



LIVING ROOM

14'9 x 13'1

Featuring a living-flame gas fire with a marble hearth and Adam-style surround, a radiator and a partially glazed door opening into the kitchen. A wide, open thoroughway leads into the dining area.



DINING AREA

11'0 x 7'6

With a window to the side elevation, a radiator and uPVC double-glazed French

doors opening directly onto the rear garden.



KITCHEN

11'6 x 10'3

The kitchen is fitted with an array of woodgrain-effect wall, base and drawer units, complemented by work surfaces incorporating a breakfast bar. There is a stainless-steel single-drainer sink with a mixer tap and tiled splashbacks.

Integrated appliances include a stainless-steel oven, hob and extractor hood. There is also space and plumbing for a washing machine, together with space for a fridge/freezer.

Further features include a ceramic-tiled floor, radiator, shelved pantry, window overlooking the rear garden and an opaque UPVC double-glazed door opening to the side elevation.

FIRST-FLOOR LANDING

The landing provides access to the loft space and includes a built-in shelved storage cupboard. Doors open into both first-floor bedrooms and the bathroom.



BEDROOM ONE

15'6 x 13'5

A generously proportioned bedroom featuring a window overlooking the front elevation, a radiator and a built-in double wardrobe.



BEDROOM TWO

10'4 x 8'5

With a window overlooking the front elevation and a radiator.



BATHROOM

8'1 x 4'6

Fitted with an avocado-coloured three-piece suite comprising a panelled bath, low-level WC and pedestal washbasin. The room also features a ceramic-tiled floor, partially tiled walls, a radiator

and an opaque window to the side elevation.



EXTERNALLY

The front of the property is relatively low-maintenance, being predominantly block-paved and providing off-road parking for several vehicles. To the right-hand side, an iron gate provides access to the rear garden. The enclosed rear garden features a block-paved patio and is predominantly laid to lawn, with a selection of established shrubs. There is also an outside water supply, and the garden is enclosed by timber fencing.

GARAGE

16'0 x 7'8

Accessed from the front via an up-and-over garage door. The garage houses the wall-mounted Worcester gas combination boiler and benefits from power, lighting and an opaque UPVC double-glazed pedestrian access door to the side.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band: Band D - £2,193.00

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

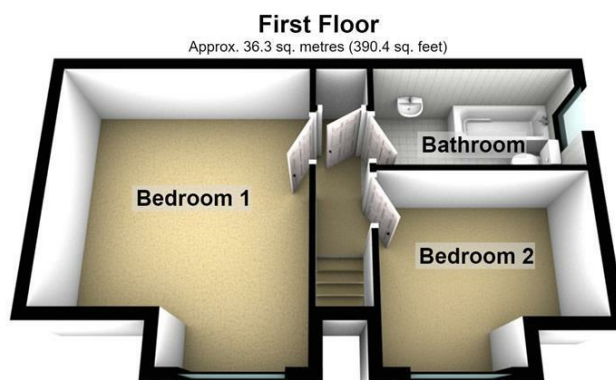
If you would like to make an offer,

please contact a member of our team who will assist you further.

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.



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC