



**Bryn Heulwen**

Wrexham | Clwyd | LL11 6BA

Offers In Excess Of £260,000

**MONOPOLY**<sup>®</sup>

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# Bryn Heulwen

Wrexham | Clwyd | LL11 6BA

An exceptional 3 bedroom detached property set in an elevated position with a large rear garden and located in the semi-rural village of Pentre Broughton. The property has been extended in the past to produce a spacious and versatile family home beautifully presented with 3 reception rooms, well appointed kitchen and bathroom as well as having 2 driveways and 2 garages to the front of the property. The rear garden is impressively generous being on 2 levels with the lower level having fantastic potential to landscape further. The village of Pentre Broughton sits approximately 3 miles from Wrexham city centre and also has local amenities close to hand including a pub, shop and primary school. In brief the property comprises of; Porch, downstairs w.c, kitchen, inner hallway, snug, sun room/gym and lounge to the ground floor and 3 bedrooms and bathroom to the first floor.

- An exceptional 3 bedroom detached family home
- Spacious and versatile living accommodation
- Beautifully presented
- Large split level rear garden
- Wonderful far reaching views towards Cheshire
- 2 Single garages
- 3 Reception rooms
- MUST BE VIEWED TO BE APPRECIATED



### **Porch**

8'10" x 5'0" (2.70m x 1.54m)

With wood effect cushioned flooring, built in storage and drawers, double glazed window.

### **Downstairs w.c**

Fitted with a low level w.c, wash hand basin, part tiled walls, wood effect cushioned flooring.

### **Kitchen**

13'10" x 8'6" (4.22m x 2.60m)

Superbly appointed with a range of matching wall, drawer and base units, working surface with inset 1 1/4 sink and drainer, built in electric oven and grill, 4 ring gas hob with extractor fan over, plumbing for a washing machine, part tiled walls, tiled flooring, double glazed window.

### **Inner Hallway**

With attractive wood clock flooring, stairs off to the first floor, door to a large walk in storage area with tiled flooring and a double glazed window (2.95m x 0.95m)

### **Snug**

12'8" x 9'10" (3.87m x 3.02m)

A well presented room with a large double glazed window to the rear offering stunning far reaching views, wood effect cushioned flooring, door into the sun room.

### **Sun Room**

16'4" x 9'10" (5.00m x 3.01m)

Currently used as a gym and being versatile in it's use, with double glazed french doors off to the rear garden, separate door opening off to the garden also, double doors into the lounge, tiled flooring.

### **Lounge**

15'11" x 14'9" (4.86m x 4.52m)

A beautifully presented room with 2 double glazed

windows to the front, central fireplace with granite hearth and mantel, inset gas fire (currently not connected), wood block flooring.

### **First Floor Landing**

With carpeted flooring, double glazed window to the rear, door to a cupboard housing the gas combination boiler.

### **Bedroom 1**

14'10" x 9'11" (4.53m x 3.03m)

Well presented with dual aspect double glazed windows, exposed wood flooring.

### **Bedroom 2**

10'11" x 7'5" (3.34m x 2.27m)

With a double glazed window to the front, wood effect flooring.

### **Bedroom 3**

8'10" x 8'7" (2.71m x 2.63m)

With a double glazed window to the front, wood effect flooring.

### **Bathroom**

7'0" x 6'0" (2.14m x 1.84m)

Fitted with a low level w.c with concealed cistern, wash hand basin with vanity unit under, large shower with 'Rainforest' style shower head over, fully tiled walls, access to the loft space, wood effect cushioned flooring.

### **Outside**

The property sits in an elevated position with gardens to the front and a split level garden to the rear. To the front is a lawned walled garden with driveways to both sides. To one side is a concrete driveway leading to a single garage with up and over door. To the other side is a shared tarmac driveway which has access to another single garage with up and over door.





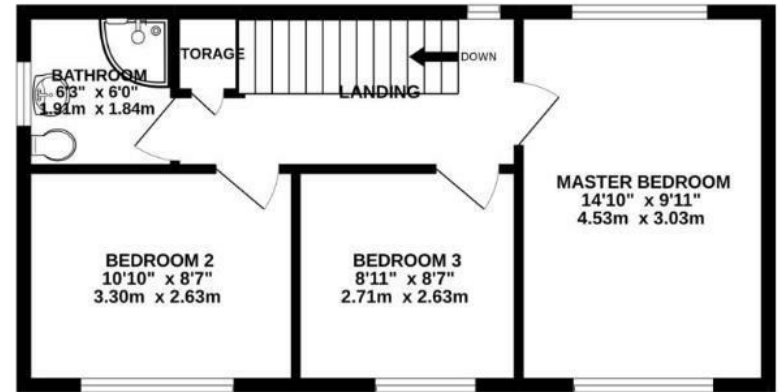
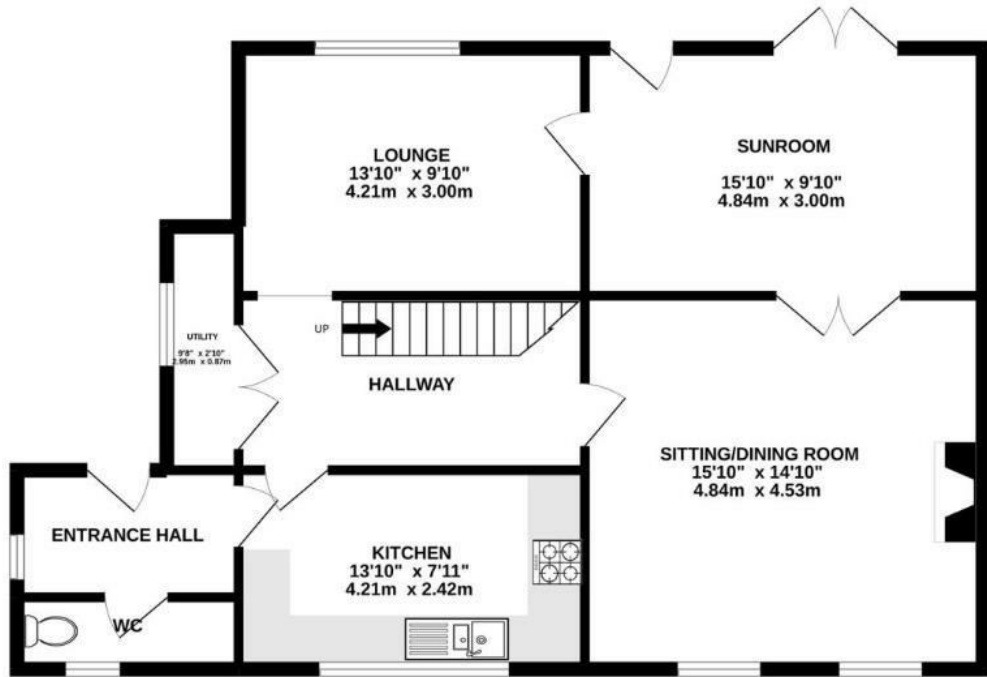
To the rear is a paved patio making it an ideal place to sit and admire the far reaching views, steps lead down to a small lawn with further steps leading down to a large lawned garden which has fantastic potential to further develop and landscape.

### **MORTGAGES**

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage



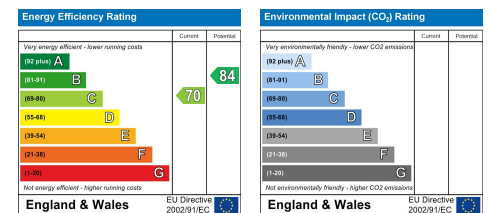


**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.







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