



Argoed, Wrexham LL11 5BB Offers In The Region Of £125,000

Situated on a corner plot with a generous lawned garden to the side this is an excellent opportunity to purchase a 2 bedroom semi-detached property located in the village of Brymbo. The property would make an ideal first time purchase offering an open plane lounge/kitchen, modern bathroom suite, an a generous garden to the side with lots of potential to landscape. The village of Brymbo offers a number of local amenities close to hand including a shop, primary school as well as having excellent access to the A483 for commuting. In brief the property comprises of; hallway, lounge and kitchen to the ground floor and 2 bedrooms an a bathroom to the first floor.

- A 2 bedroom semi-detached property
- Open plan lounge/kitchen
- Ideal first time purchase
- Generous garden to the side
- Modern bathroom
- VIEWING HIGHLY RECOMMENDED



Hallway

With wood effect flooring, stairs off to the first floor, door to a large storage cupboard, double glazed window.

Lounge

4.52m x 3.20m (14'9" x 10'5")

Open plan into the kitchen with 2 double glazed windows, central fire recess with slate hearth, wood effect cushioned flooring.

Kitchen

2.51m x 3.52m (8'2" x 11'6")

Fitted with matching wall, drawer and base units, wood effect work surface and built in breakfast bar, stainless steel 1 1/4 sink and drainer, built in electric oven, 4 ring electric hob, space for a fridge/freezer, wall mounted gas combination boiler, 2 double glazed windows, door to the rear garden.

First Floor Landing

With carpeted flooring, double glazed window, access to the loft space.

Bedroom 1

4.56m x 3.26m (14'11" x 10'8")

A good size bedroom with a double glazed window to the rear and to the front with the front having far reaching views towards Cheshire between the rooftops, carpeted flooring.

Bedroom 2

2.87m x 2.56m (9'4" x 8'4")

With a double glazed window to the rear, carpeted flooring.

Bathroom

1.91m x 1.59m (6'3" x 5'2")

Fitted with a modern white suite comprising of a low level w.c with concealed cistern, wash hand basin with vanity unit under, bath with dual shower head over, wood effect cushioned flooring, double glazed window.

Outside

The property occupies a corner plot with an extensive lawned garden to the side with fantastic potential. There are also lawned gardens to the front and rear of the property.

Important Information

*Key facts interactive report link available in video tour and brochure sections. *

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.

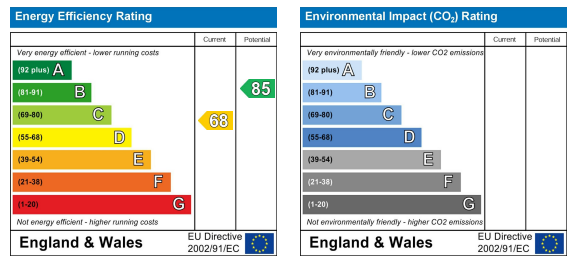
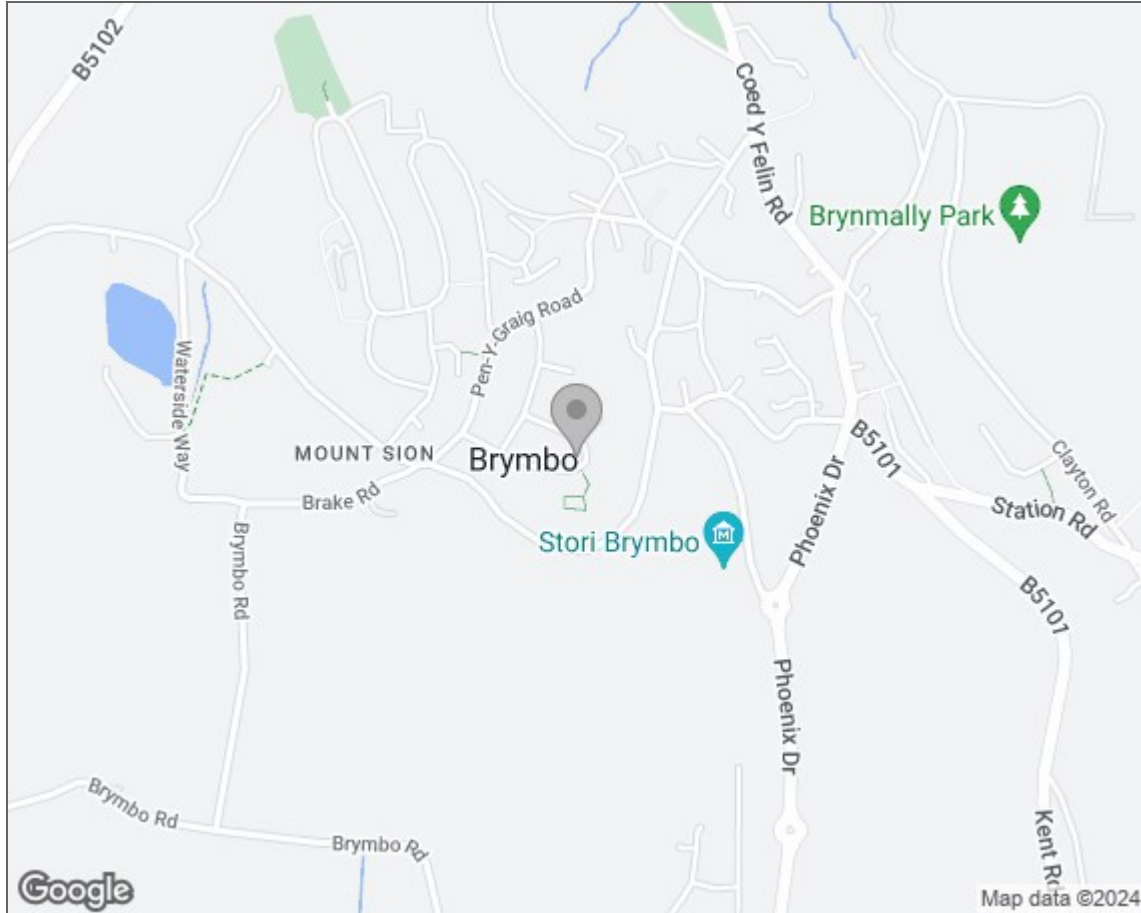
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