



## Bronwylfa Road, Wrexham LL14 4HY

£995

A charming 2 bedroom end terrace cottage occupying generous grounds and set in a picturesque location in the Hamlet of Legacy. This fantastic property offers an eclectic mix of characterful features and modern fittings including well appointed modern kitchen and bathroom, 2 double bedrooms and the real feature is it's location with impressively generous gardens running down to a babbling brook. In brief the property comprises of; hallway, downstairs w.c, open plan lounge/dining room and kitchen to the ground floor and 2 bedrooms and a bathroom to the first floor.

- A charming 2 bedroom end of terrace cottage
- Modern kitchen and bathroom
- Picturesque location
- Characterful features
- Impressively generous gardens
- Off road parking



## Hallway

With tiled flooring, stairs off to the first floor.

## Downstairs W.C

Fitted with a modern low level w.c with concealed cistern, wash hand basin, tiled flooring, double glazed window.

## Lounge/Dining room/Kitchen

5.45m max x 5.64m max (17'10" max x 18'6" max)

A fantastic room, being open plan and incorporating the lounge/dining room and kitchen. The kitchen is fitted with a range of matching wall, drawer and base units, working surface with inset 1 1/4 sink and drainer, integrated fridge/freezer and dishwasher, built in electric oven, 4 ring electric hob, contemporary extractor fan, tiled flooring, double glazed window. The lounge/dining room has a feature wood burner, tiled flooring, double glazed window and door off to the rear garden.

## First Floor Landing

The owners use this area as a study with a double glazed window to the front, carpeted flooring.

## Bedroom 1

4.24m x 2.95m (13'10" x 9'8")

A well presented bedroom with a door opening to steps down to the attractive gardens and offering fantastic field side views, carpeted flooring.

## Bedroom 2

3.98m x 2.43m (13'0" x 7'11")

A double bedroom with a window and skylight to the rear, carpeted flooring, built in wardrobes.

## Bathroom

2.11m x 1.90m (6'11" x 6'2")

A modern and well appointed bathroom fitted with a low level w.c with concealed cistern, attractive copper circular sink with gold crackled finish, bath with shower over, skylight, part tiled walls, cupboard housing the hot water tank.

## Gardens

A fantastic feature of the property is the picturesque setting and generous gardens that run down to a babbling brook. The large lawned gardens run to the side of the property as well as to the rear where there is a paved patio/seating area with steps running down to the brook.

## Parking

There are 2 designated car parking spaces.







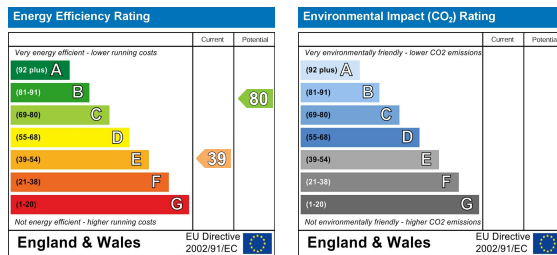












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