



## Bryn Celyn, Wrexham LL11 6SA

**£145,000**

A fantastic opportunity to purchase a spacious three bedroom semi detached house with generous gardens situated in Southsea. The internal accommodation comprises an entrance hall, lounge, kitchen, study, w.c, conservatory, three bedrooms and a bathroom. Externally the property enjoys attractive gardens to the front and rear. Located in the village of Southsea which sits approximately 3 miles from Wrexham town centre and has a number of local amenities close to hand as well as good access to the A483 for travel to Chester, Oswestry and beyond.

- A SEMI DETACHED HOUSE
- LOUNGE
- STUDY & DOWNSTAIRS WC
- GENEROUS GARDENS
- NO CHAIN
- THREE BEDROOMS
- FITTED KITCHEN
- CONSERVATORY
- GAS CENTRAL HEATING



## Hallway

Laminate flooring, stairs to first floor, doors to lounge and kitchen, upvc front door.

## Lounge

4.96 x 3.21 max (16'3" x 10'6" max)

Laminate flooring, windows to front and rear, electric fire.

## Kitchen

4.93 x 3.18

Fitted range of wall and base units, 4 ring gas hob, single oven, extractor, 1 1/2 stainless sink/drainers, mixer tap, space for dishwasher, wall mounted gas boiler, tiled flooring, window to rear and front, door to study/inner hall.

## Study/Inner hall

3.50 x 1.54 (11'5" x 5'0")

Laminate flooring, door to w.c, open plan to conservatory.

## Conservatory

3.77 x 1.87 (12'4" x 6'1")

Laminate flooring, poly carbonate roof, door to the garden, glazing to side.

## Downstairs WC

1.57 x 1.32 (5'1" x 4'3")

W.c, hand wash basin, window to rear, plumbing for washing machine.

## First floor landing

Carpet, doors to three bedrooms and bathroom, window to rear, storage cupboard housing the hot water tank.

## Bedroom One

3.29 x 3.21 max (10'9" x 10'6" max)

Carpet, window to front, storage alcove.

## Bedroom Two

3.94 x 2.78 (12'11" x 9'1")

Carpet, window to front, storage alcove.

## Bedroom Three

3.06 x 2.06 (10'0" x 6'9")

Carpet, window to rear.

## Bathroom

3.17 x 1.66 (10'4" x 5'5")

Panel bath, electric shower over, w.c, hand wash basin, two windows to rear, tiled flooring, tiled walls.

## Outside

Front - Pedestrian gate, path to front door, gravel areas to sides, path and gate to rear garden.

Rear - A garden of good proportion with lawn, concrete patio area, enclosed with fencing,

## Important Information

Property has previously had spray foam in the roof which has now been removed.

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 details must therefore be taken as a guide only.

## **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.

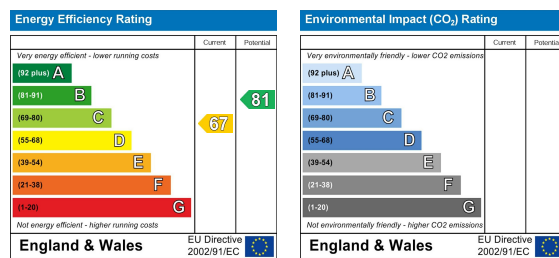
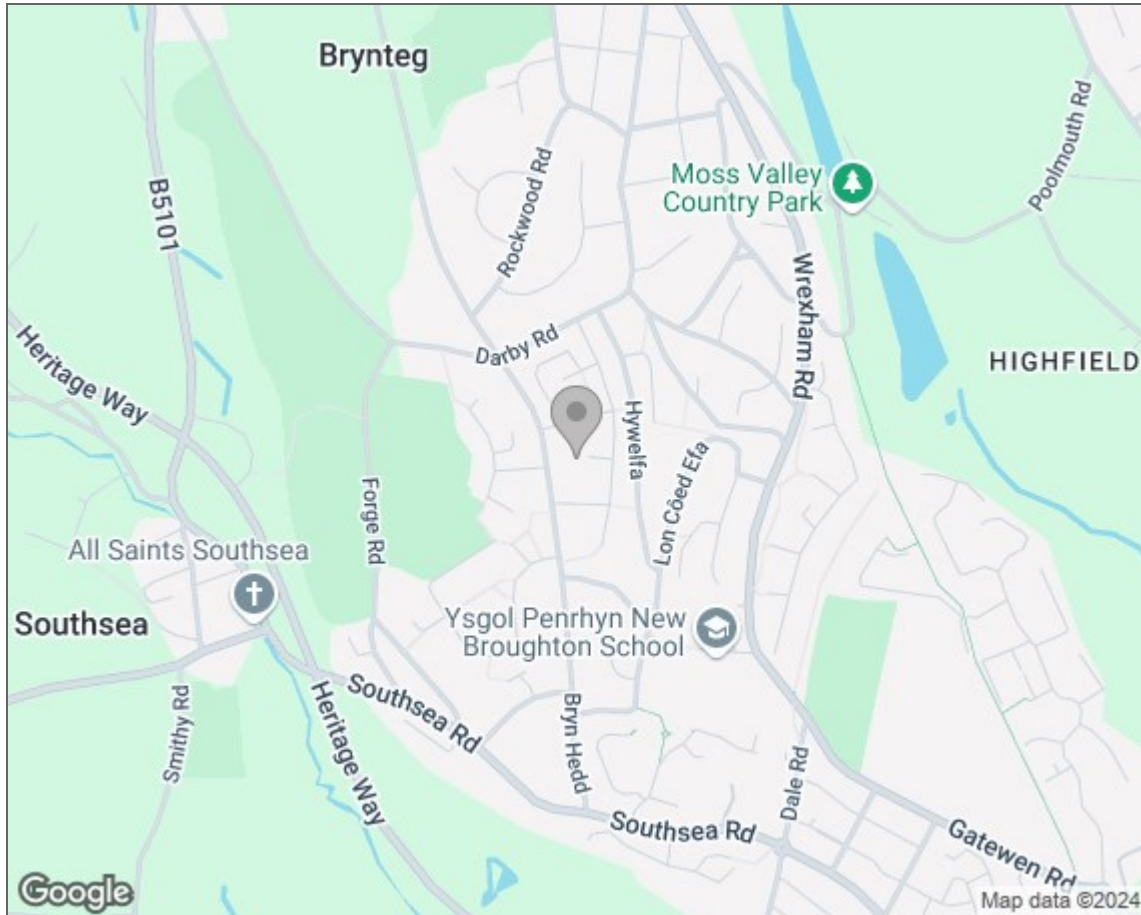
Your home maybe repossessed if you do not keep up repayments on your mortgage











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