



## Llys Gwyrdd, Wrexham LL11 5DX

### £240,000

A fantastic opportunity to purchase a beautifully presented three bedroom semi detached house situated on a small residential development in the village of Brymbo. The property has been well maintained and tastefully decorated by the current owners with the internal accommodation comprises an entrance hall, lounge, w.c, stunning kitchen/diner, conservatory, three bedrooms and modern bathroom. Externally there is off road parking on a front drive with an attractive enclosed garden to the rear. The property enjoys a semi rural village location with excellent access to a range of amenities, Wrexham city centre and the A483 for travel to Chester, North Wales, Shropshire and beyond. "VIEWING HIGHLY RECOMMENDED!"

- A THREE BEDROOM SEMI DETACHED HOUSE
- GROUND FLOOR W.C
- CONSERVATORY
- ENCLOSED REAR GARDEN
- LOUNGE
- STUNNING KITCHEN/DINER
- MODERN BATHROOM
- OFF ROAD PARKING



## Hallway

Composite entrance door, laminate flooring, doors to w.c, kitchen, lounge, stairs to first floor, coving.

## Downstairs WC

1.62 x 1.03 (5'3" x 3'4")

Luxuriously appointed with tiled walls and flooring, w.c, wash hand basin in vanity unit, window to front, contemporary radiator.

## Lounge

3.40 x 3.29 (11'1" x 10'9")

Laminate flooring, window to front coving.

## Kitchen/Diner

5.95 x 4.49 max (19'6" x 14'8" max)

Stunning contemporary range of wall and base units, complimentary worktops, inset sink/drain, 4 ring gas hob, single oven, dishwasher, washing machine, central island with built in storage, open plan to dining area, floor to ceiling window to rear, window to rear, sliding glazed doors to conservatory, wall mounted gas boiler, vertical wall radiator, storage cupboard.

## Conservatory

4.64 x 3.09 (15'2" x 10'1")

Vinyl flooring, external doors to side, 1/3 brick 2/3 glazed.

## First floor landing

Carpet, doors to three bedrooms and bathroom, attic hatch, airing cupboard.

## Bedroom One

3.85 x 3.29 (12'7" x 10'9")

Wood effect flooring, window to front, fitted wardrobes.

## Bedroom Two

3.90 x 2.81 (12'9" x 9'2")

Carpet, window to rear with a lovely view.

## Bedroom Three

2.87 x 2.40 (9'4" x 7'10")

Carpet, window to front.

## Bathroom

2.25 x 1.77 (7'4" x 5'9")

Panel bath, w.c, wash hand basin, window to rear, tiled flooring, extractor.

## Outside

Front - Path to front door, off road parking space, gravel area, path and gate to rear garden.

Rear - Timber decking adjacent to the house, lawn, planted beds, further timber deck, astro turf, space for 10 x 10ft garden store, enclosed with fencing.

## Important Information

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





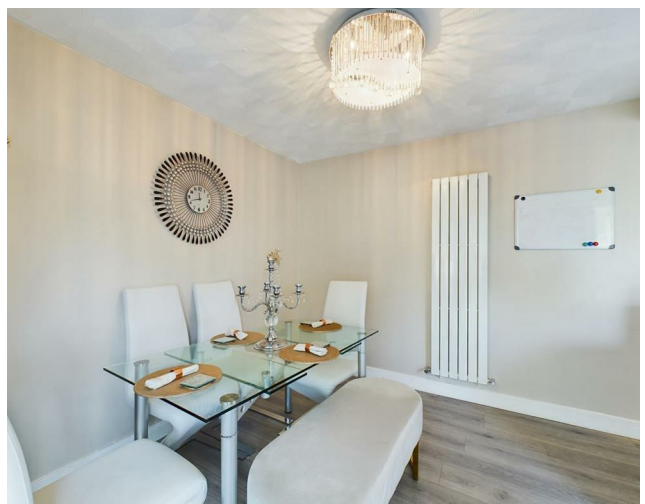
view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

## MORTGAGES

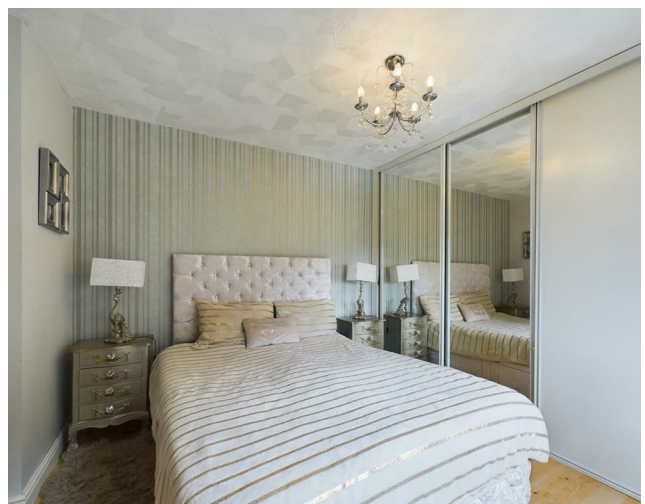
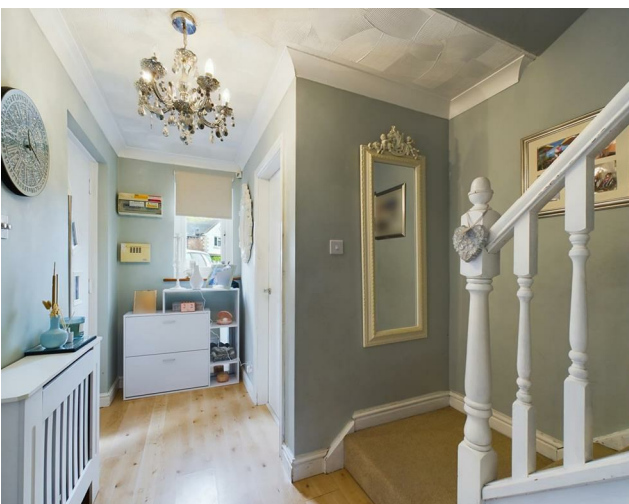
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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









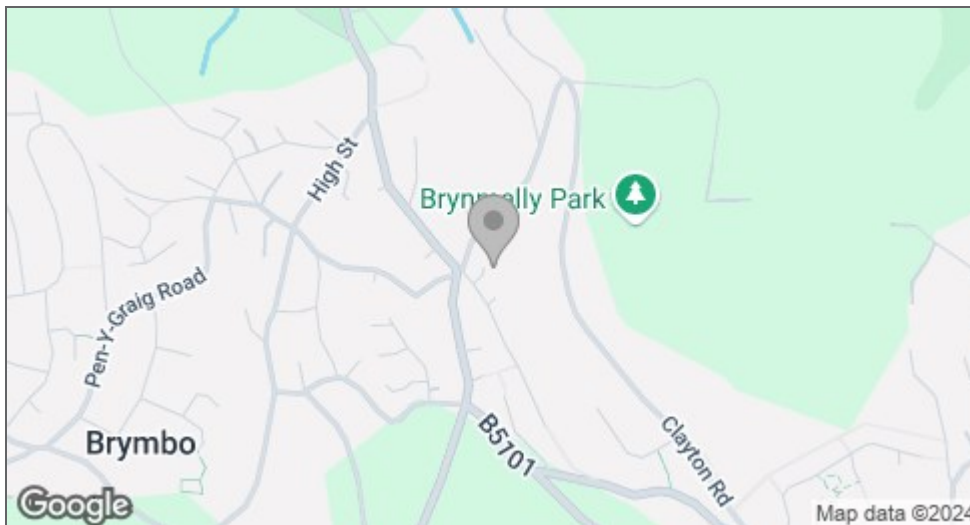
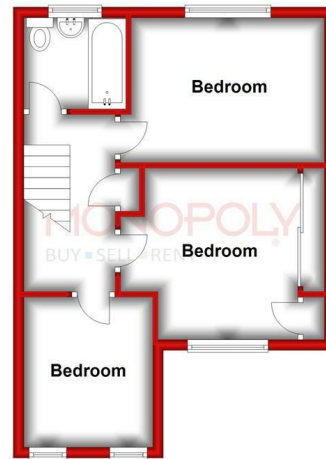












Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87
(69-80) C	71
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

**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.

