



66

Wrexham | | LL14 1PR

£220,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



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Located in the sought-after area of Brynhyfryd, Johnstown, Wrexham, this charming Three Bedroom Semi Detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas, making it easy to host gatherings or enjoy quiet evenings at home. The property features a modern bathroom, ensuring convenience for all residents. A delightful conservatory extends the living space, allowing for an abundance of natural light and a perfect spot to unwind while enjoying views of the garden.

For those with vehicles, the property boasts off-road parking for up to three vehicles, along with a garage, providing both security and ease of access.

This home is situated in a desirable location, close to local amenities and transport links, making it an ideal choice for those seeking a blend of tranquillity and accessibility. With its appealing features and prime location, this property is not to be missed.

- THREE BEDROOM
- SEMI DETACHED HOUSE
- CONSERVATORY
- PLENTY OF OFF ROAD PARKING
- GARAGE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted and leaded front door which gives access to the entrance hall.

### ENTRANCE HALLWAY

With single panel radiator, carpeted flooring, staircase rising off to the first floor accommodation, door to lounge.

### LOUNGE

14'0" x 11'10" (4.287m x 3.631m)

With UPVC Double glazed and leaded window to the front, with radiator beneath, Stone built fireplace, with electric fire inset on a tiled hearth, Archway to the dining room area.

### DINING ROOM AREA

11'1" x 9'7" (3.385m x 2.936m)

With UPVC Double glazed tilt and slide patio doors opening into the conservatory, carpeted flooring, single panel radiator.

### CONSERVATORY

13'5" x 9'11" (4.095m x 3.030m)

With UPVC Double glazed windows with leaded upper lights, UPVC Double glazed doors to the rear garden, radiator.

### KITCHEN

11'0" x 7'3" (3.366m x 2.213m)

Fitted kitchen comprising of a range of wall and base cupboards, with complementary worktop surfaces, incorporating one and half bowl sink unit with mixer tap, built in four ring gas hob. double electric oven/ grill with stainless steel canopy extractor hood above, built in washing machine, Integral fridge/freezer, understairs cupboard, UPVC Double glazed window to the rear and UPVC Double glazed frosted door the side, brick style tiled splashbacks

## FIRST FLOOR LANDING AREA

With UPVC Double glazed and leaded window to the side, access to the loft space airing cupboard housing gas central heating boiler, doors off to the bedrooms and bathroom.

### BEDROOM ONE

10'2" x 9'2" (3.120m x 2.799m)

With UPVC Double glazed window to the front with radiator beneath, built in wardrobes, drawer units and storage over bed, carpeted flooring.

### BEDROOM TWO

10'11" x 8'4" (3.329m x 2.553m)

With UPVC Double glazed window to the rear with single panel radiator beneath, built in wardrobes, carpeted flooring.

### BEDROOM THREE

8'8" x 6'11" (2.652m x 2.120m)

With UPVC Double glazed window to the rear with radiator beneath

### BATHROOM

Comprising of a P shaped panel enclosed bath with rainforest shower head above, dual flush low level w.c., pedestal wash hand basin, UPVC Double glazed and frosted window to the front, fully tiled walls, spotlights to the ceiling, Chrome Ladder style radiator/ towel rail,

### OUTSIDE TO THE FRONT

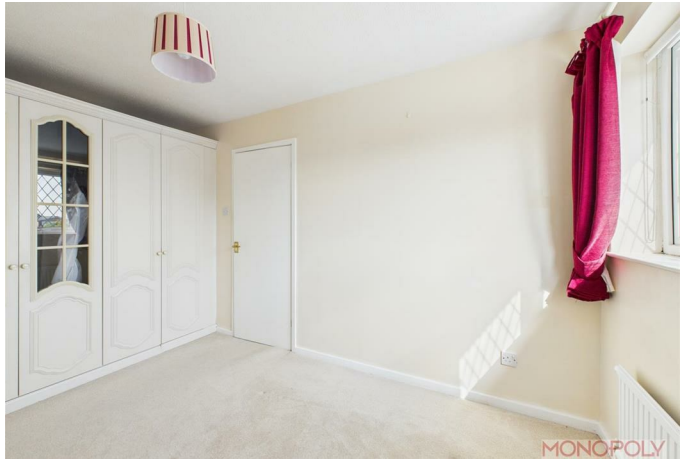
Driveway to the front with off road parking for two to three vehicles and leading to the single garage with up and over door,. Lawned garden to the front with gravelled borders housing mature plants and shrubs. Brick wall to the front boundary and panel enclosed fencing to both sides.

### OUTSIDE TO THE REAR

The rear is accessed via gate from the left hand side







which leads to Decked sitting area, gravelled garden for easy maintenance.

#### **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 repossessed if you do not keep up repayments on your mortgage.

#### **ADDITIONAL INFORMATION**

Please see Material information for buyers in Web Link.

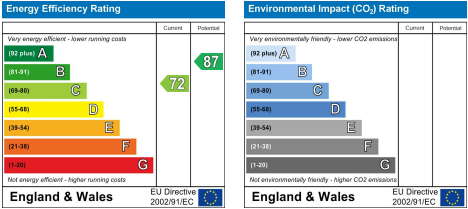


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