



Bryn Y Pys Court, Wrexham LL13 0EJ

£900

A recently refurbished 2 bedroom end of terrace property situated in the desirable village of Overton-on-Dee. This excellent property offers well presented living accommodation throughout offering 2 double bedrooms, gas central heating and off road parking. The village of Overton-on-Dee offers a wealth of local amenities including primary school, various shops and has excellent access to Wrexham, Ellesmere and Whitchurch. In brief the property comprises of; entrance hall, lounge and kitchen to the ground floor and 2 double bedrooms and bathroom to the first floor.

- A recently refurbished 2 bedroom end of terrace property
- Re-decorated throughout
- Desirable village location
- 2 Double bedrooms
- Gas central heating



Entrance Hall

With carpeted flooring, door into the lounge.

Lounge

Well presented with a double glazed window to the front, central fireplace with tiled hearth, stairs off to the first floor, door to an under stairs storage cupboard.

Kitchen

Fitted with a range of matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric oven, 4 ring gas hob, extractor fan, space for a washing machine and fridge//freezer, tiled flooring, part tiled walls, 2 double glazed windows, door off to the rear garden, wall mounted gas combination boiler.

First Floor Landing

With carpeted flooring, access to the loft space.

Bedroom 1

Well presented with a double glazed window to the rear, carpeted flooring, built in storage cupboard.

Bedroom 2

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

Bathroom

Fitted with a low level w.c, bath with shower attachment, pedestal wash hand basin, part tiled walls, wood effect cushioned flooring, double glazed window.

Rear Garden

To the rear is a lawned garden with a timber shed and gated access to a side pathway.

Front

To the front is a lawned garden and paved pathway. To the side of the garden is a designated car parking space.

Additional Information

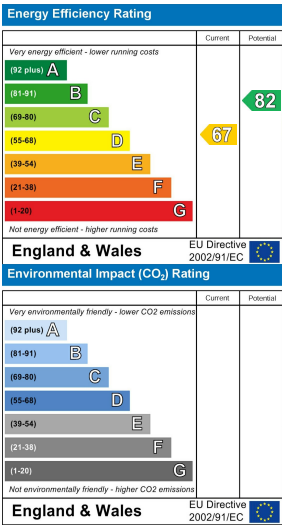
Please see Key Facts for buyers in Web Link.











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.

