



## 9 Penygraig Road

Brymbo, Wrexham, LL11 5AE

Offers Invited £185,000





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Reid and Roberts Estate Agents are delighted to offer to the Market this Well Presented and Spacious Three Bedroom Property located in the Village of Brymbo.

The village of Brymbo has a range of day-to-day shopping facilities and social amenities as well as public transport into Wrexham Town Centre. There are good road links to the A483 by-pass linking Wrexham, Chester and Oswestry allowing for daily commuting to the major commercial and industrial centres of the region. There are pleasant country walks within close proximity.

The Property consists of an Entrance Hallway, Lounge, Modern Fitted Kitchen/Diner, Three Bedrooms, and a modern Bathroom on the first floor. It boasts Upvc double glazing and Gas heating. Outside, there is a Driveway for Off Rd Parking and to the rear there are lawned gardens with an outbuilding and Gazebo great for entertaining.

VIEWING IS A MUST !!

## Entrance Hallway

A UPVC double glazed door leads to the front entrance hall, with LED spotlights, a storage cupboard with a radiator and a double glazed window to the side. Additionally, there is a panel radiator, tiled flooring, decorative tiled walls, stairs to the first floor, and doors leading off to Lounge and Kitchen.

## Lounge

12'2" x 13'10" (3.72m x 4.22m )

An UPVC bay fronted window graces the front elevation, while a feature fireplace houses a gas fire on a tiled hearth. The room is further enhanced by wood laminate flooring, a coved ceiling, and a panel radiator.

## Kitchen

18'2" x 8'11" (5.55m x 2.72m )

housing a range of modern contemporary wall, base, and drawer units paired with matching work surfaces. Includes a 1 & ½ bowl sink unit, integrated oven with a five-ring gas hob, and an extractor fan. Ample space for a fridge-freezer, washing machine, and dishwasher. The walls are partially tiled, and the

flooring is tiled. Equipped with LED spotlights, coved ceiling, Upvc double glazed window to the side and rear with door leading to the rear garden.

## Landing

built-in storage cupboard with plenty of shelving, as well as loft access with a pull-down ladder, partial boarding, and lighting. Additionally, it boasts wood laminate flooring, a panel radiator, and a UPVC double-glazed window on the side elevation.

## Bedroom One

4.11m x 3.38m

built-in mirrored wardrobes providing plenty of hanging and shelving space, as well as accommodating the wall-mounted 'Main' combination boiler. Wood laminate flooring, a UPVC double glazed window to the front, and a panel radiator complete the room.

## Bedroom Two

2.77m x 2.68m

built-in mirrored wardrobes providing plenty of hanging and shelving space, Wood laminate flooring, a UPVC double glazed window to the rear, and a panel radiator

## Bedroom Three

2.58m x 2.65m

Wood laminate flooring. Upvc double glazed window to front. panel radiator.

## Bathroom

This three-piece white bathroom suite features a wash hand basin set with a mixer tap in a vanity unit, a low level W/C, and a panel enclosed bath with a shower attachment and glass bi-folding screen. The walls are fully tiled, and there is a heated towel rail. The flooring is made of wooden effect ceramic tiles, and there is a UPVC double glazed frosted window on the side.

## Outside

There is a driveway at the front of the property, offering off-road parking, as well as a paved pathway leading to the front and side. At the rear, a paved patio seating area, lawned gardens, and an outdoor garden store can be found. Additionally, a wooden frame gazebo is included, perfect for entertaining.

Tel: 01978 353000

**Council Tax Band.**  
TBC

**Viewing Arrangements.**

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

**Mortgage Advice.**

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

**To Make An Offer.**

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**Money Laundering Regulations.**

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Misrepresentation Act.**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

**Floor Plan.**

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

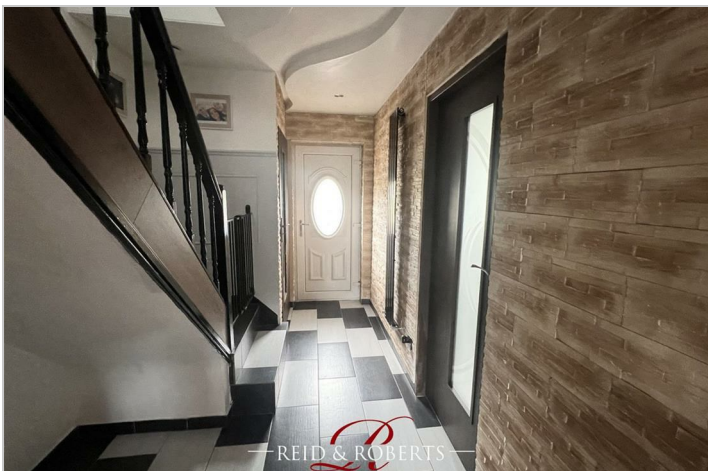
**EPC Rating.**

TBC

**Hours Of Business.**

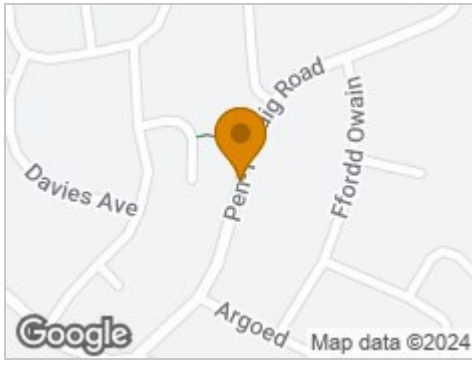
Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm





## Road Map



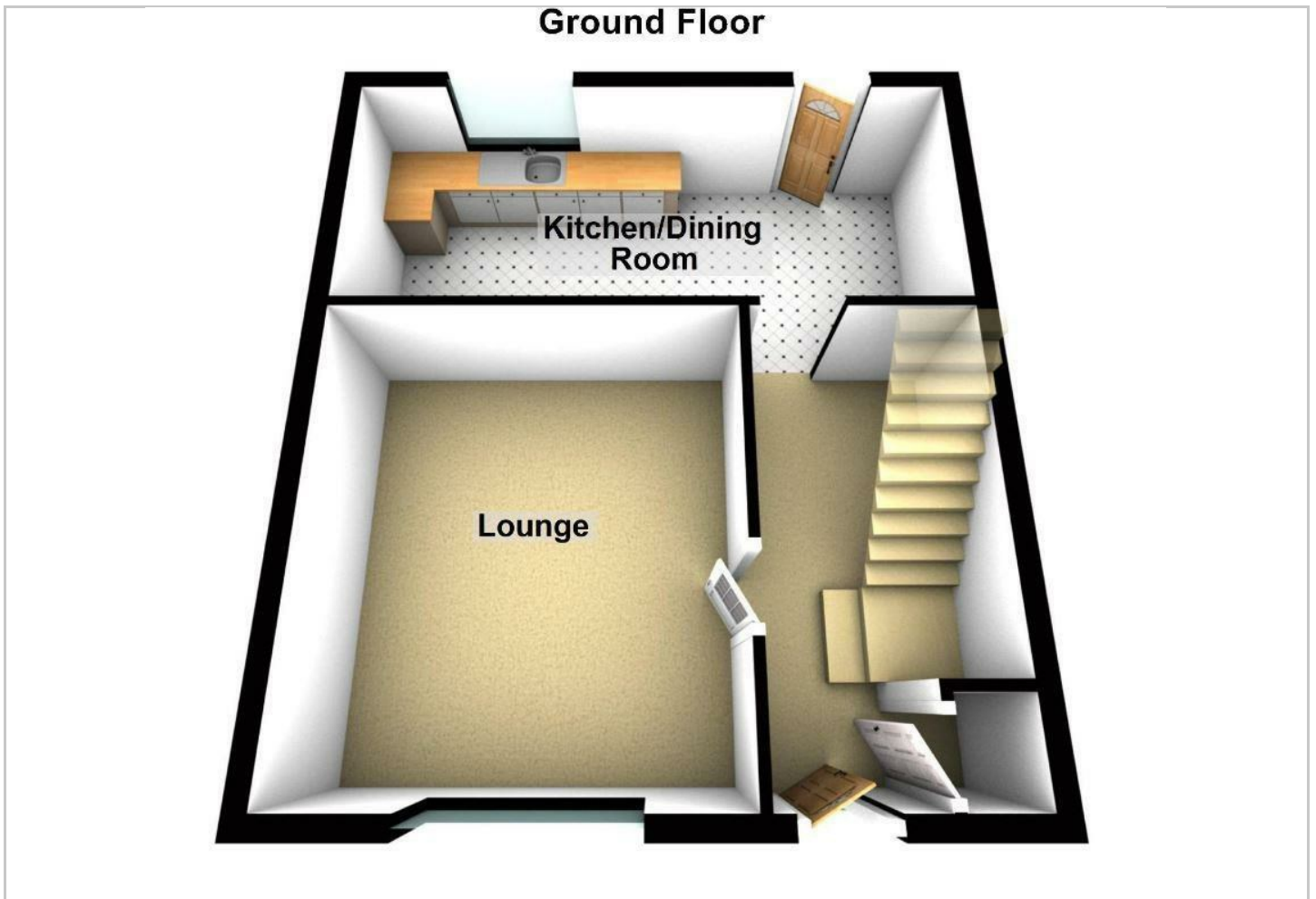
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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