



## Hafan Deg Wrexham Road

Brynteg, Wrexham, LL11 6HT

£309,000



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## Entrance Hallway

Featuring a wood block floor, stairs to first floor landing, panel radiator, white cottage style internal doors and useful double door storage cupboard.

## Lounge

18'2 x 13'5 (5.54m x 4.09m )

A light and airy reception room featuring UPVC double-glazed windows at the front and side. It includes a panel radiator, a brick fireplace with a log burner on a tiled hearth, and double doors that lead to

## Kitchen/Dining Room

18'3 x 9'9 (5.56m x 2.97m )

The kitchen features a shaker-style arrangement of base and wall cabinets, enhanced by wood-effect countertops. It includes a stainless steel single drainer sink with a mixer tap, a four-ring gas hob, and an AEG double oven with a grill situated below, all beneath a stainless steel extractor hood. Additional amenities comprise an integrated dishwasher, an integrated fridge freezer, partially tiled walls, and a UPVC part-glazed external door that opens to a covered side passage with tiled flooring. A UPVC double-glazed window is positioned at the front, along with a practical storage cupboard. There are two doors: one leading to the garage and the other to the rear garden. The design maximizes views of Moss Valley Country Park through two large UPVC double-glazed windows.

## Bedroom One

12'0 x 10'1 (3.66m x 3.07m )

UPVC double-glazed window featuring a deep sill that provides a view of Moss Valley Country Park, accompanied by an additional UPVC double glazed window on the side and a panel radiator.

## Bedroom Two

13'1 x 12'0 (3.99m x 3.66m )

This spacious double bedroom features UPVC double glazed windows on both the front and side. Panel radiator.

## Bathroom

The bathroom features a white suite comprising a low flush toilet, a pedestal wash basin, and a shower bath equipped with a splash screen and a mains thermostatic shower. Additional amenities include a panel radiator, partially tiled walls, an extractor fan, and a UPVC double-glazed window.

## On The First Floor

Approached via the staircase from the hallway to

## Landing

With two door storage cupboard with slatted shelving and radiator.

## Bedroom Three

12'1 x 10'0 (3.68m x 3.05m )

A double bedroom with upvc double glazed window to side and radiator.

## Store Room

23'8 x 10'5 (7.21m x 3.18m )

Offering excellent potential for conversion to provide additional accommodation which has been partially boarded and includes ceiling light.

## Outside

Access to the property is via a decorative driveway that accommodates parking for two vehicles, leading to a corresponding pathway that directs to the entrance door.

## Garage

18'1 x 9'3 (5.51m x 2.82m )

Fitted with up and over garage door to front, with lighting, power and Worcester gas combination boiler.

## Gardens

A walkway flanked by manicured lawns and flowerbeds extends beyond the main entrance, leading to a generously sized side garden that is shielded by privacy hedges. This path then proceeds to the rear garden, a standout feature of the property, which boasts a serene and private ambiance overlooking Moss Valley Country Park. The expansive brick-paved patio is perfect for outdoor gatherings, complemented by decorative metal railings, an ornamental pond, and additional patio space. Steps descend to the lower garden, which includes a lawn and play area, all securely enclosed.

## 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.

Tel: 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.

### 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.

### 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.

### Services.

The agents have not tested the appliances listed in the particulars.

### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

### 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.

EPC RATING D

### Council Tax Band.

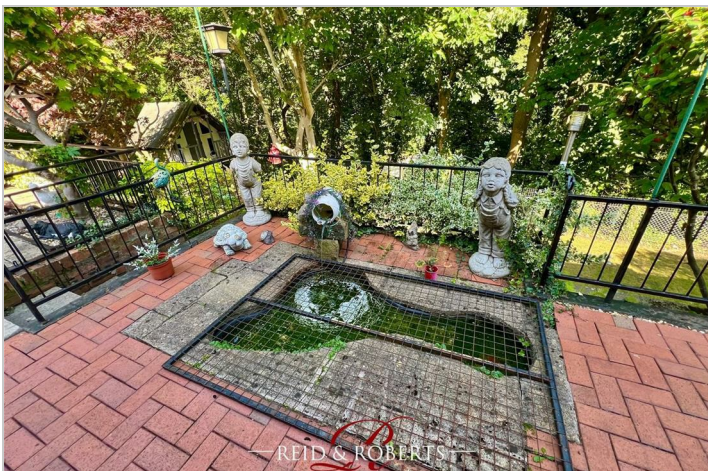
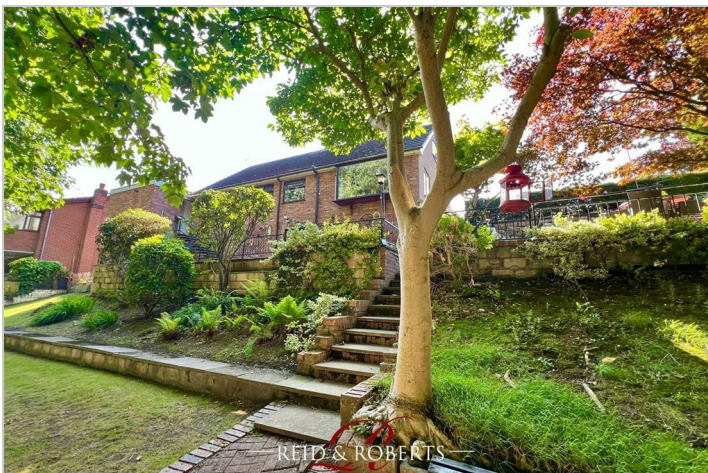
Council Tax Band - E -

### Additional Information

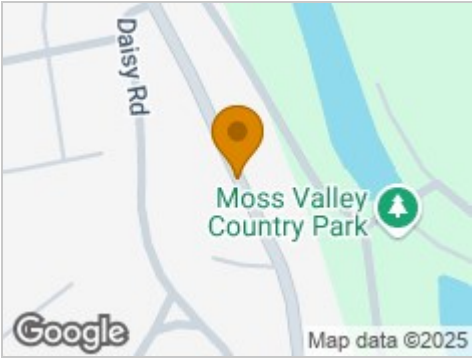
Worcester gas combination boiler installed in 2021 with the balance of its guarantee.

Council Tax Band - E -

EPC Rating D



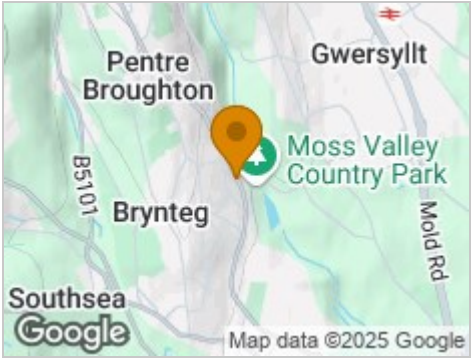
Road Map



Hybrid Map



Terrain Map



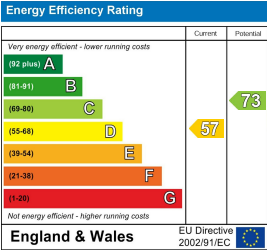
Floor Plan



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



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