



**FOR SALE**

Offers in the region of £159,995

16 Bryn Y Pys Court, Overton on Dee, LL13 0EJ

A well designed two-bedroom end of terrace property benefitting from front and rear gardens and parking next to the property, conveniently situated within a well regarded development within the heart of Overton-on-Dee.





- Well Designed
- Two Bedrooms
- Scope for Modern Modernisation
- Front and Rear Gardens
- Off-Street Parking
- Village Location

## DESCRIPTION

Halls are delighted with instructions to offer 16 Bryn Y Pys Court, in Overton on Dee for sale by private treaty.

16 Bryn Y Pys Court is a well designed two-bedroom end of terrace property benefitting from front and rear gardens and two parking spaces next to the property, conveniently situated within a well regarded development within the heart of Overton-on-Dee.

Internally, the property offers well designed living accommodation situated over two floors whilst providing scope for modest modernisation works and presently comprising, on the ground floor, an Entrance Porch, Living Room, and Kitchen/Dining Room, together with two first-floor Bedrooms and a family bathroom.

Externally, the property boasts gardens to both the front and rear with the former of these containing a paved walkway flanked to either side by areas of lawn with, to the rear of the property, a compact garden which at present provides an area of lawn alongside paving and a timber garden storage shed. The property is further complimented by a parking space situated directly to the side.

## W3W

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## SITUATION

The property is situated within the heart of the popular village of Overton-On-Dee, which boasts a respectable range of amenities for its size, including School, Medical Facilities, Church, and a range of independent Shops, whilst also being well situated for access to the towns of Ellesmere and Oswestry, both of which provide a more comprehensive range of amenities, with the city of Wrexham reachable by car in around 15 minutes.

## THE ACCOMMODATION COMPRISES:

The property is entered via a wooden front door with opaque glazed panelling in to an:

## ENTRANCE PORCH

Fitted carpet as laid and a door leading in to:

## LIVING ROOM

18'8" x 11'4" (5.7m x 3.46m)

Fitted carpet as laid, carpeted stairs rising to the first floor, double glazed window on to front elevation, tiled hearth and wooden/tiled surround, with a door leading in to useful understairs storage cupboard and a further door leading in to the:



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



#### **KITCHEN/BREAKFAST ROOM**

11'4" x 10'2" (3.46m x 3.12m)

Tiled flooring, two UPVC double glazed windows on to rear elevation flanking a UPVC partially glazed rear access door leading out to the garden, with a fitted kitchen comprising: a selection of base and wall units with roll topped work surface over, tiled splashbacks, inset 1.5 stainless steel sink with draining area to one side and (H&C) mixer tap above, four ring Carrera gas hob with electric Zanussi oven beneath and extractor hood over, planned space for appliances and wall mounted Worcester Bosch gas boiler.

#### **FIRST FLOOR LANDING**

Fitted carpet as laid, inspection hatch to loft space and door leading in to:

#### **BEDROOM ONE**

11'4" x 10'2" (3.46m x 3.12m)

Fitted carpet as laid, UPVC double glazed window on to rear elevation and a door leading in an overstairs storage cupboard which contains a clothes rail.

#### **BEDROOM TWO**

11'4" x 10'11" (3.46m x 3.35m)

Fitted carpet as laid, double glazed window on to front elevation.

#### **FAMILY BATHROOM**

Wood effect vinyl flooring, opaque double glazed window on to side elevation and a bathroom suite comprising: panelled bath with traditionally styled (H&C) mixer tap and shower attachment over, low flush WC, pedestal hand basin and partially tiled walls.

#### **OUTSIDE**

The property offers pedestrian access to the front via a paved walkway flanked to either side by areas of lawn, with the paved walkway extending around the side of the property and, via a full-height metal gate, in to the:

#### **REAR GARDEN**

At presents providing an area of lawn with inset paved stepping stones, a paved area offering potential for patio, and also housing a timber garden storage shed.

#### **SERVICES**

We understand that the property has the benefit of mains water, electricity, gas and drainage.

#### **TENURE**

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

#### **LOCAL AUTHORITY**

Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY.

#### **COUNCIL TAX**

The property is in Council Tax band 'C'.

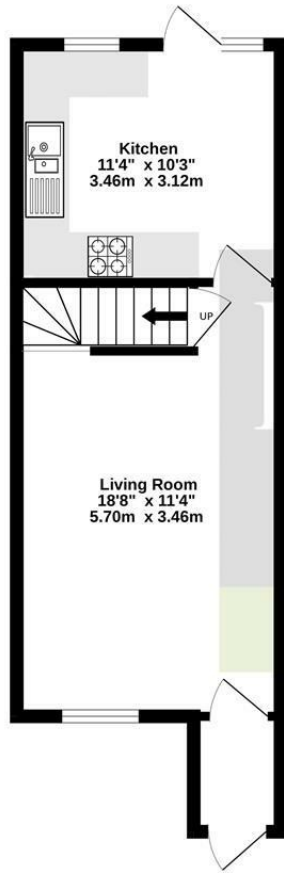
#### **VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: 01691 622602.

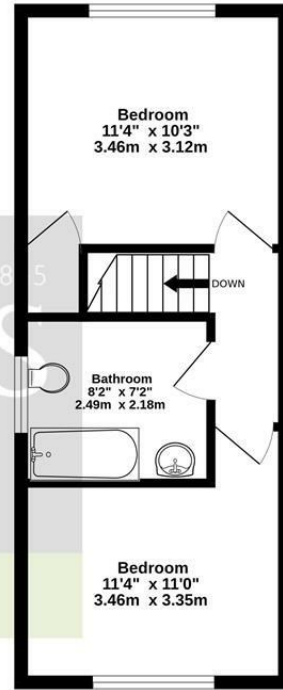
#### **N.B.**

Please note the vendor of this property is an employee of Halls Holdings Ltd.

Ground Floor  
347 sq.ft. (32.2 sq.m.) approx.



1st Floor  
328 sq.ft. (30.5 sq.m.) approx.



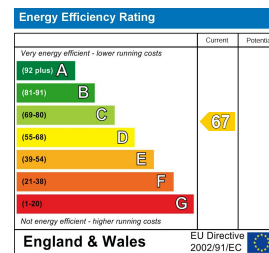
TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Ratings



01691 622 602

**Ellesmere Sales**  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@hallsgb.com



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