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# Wingetts

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## 27 Ael Y Bryn

Garden Village, Wrexham, LL11 2TD

An extended and well presented 2 bedroom mews style house with conservatory and gated driveway located in the sought after area known as Garden Village with its good range of convenient amenities and bus service. The accommodation briefly comprises an enclosed porch, central hall, lounge with living flame gas fire, dining room, fitted kitchen with utility area off. The 1st floor landing gives access to 2 good sized bedrooms and a spacious bathroom. Gas central heating and Upvc double glazing. To the front of the property is a brick paved gated drive alongside a lawned garden. A covered side path gives access to the rear garden which enjoys a sunny aspect, paved patio and enclosed lawned garden beyond. NO CHAIN. Energy Rating - E (50)

Price £205,000

# 27 Ael Y Bryn

Garden Village, Wrexham, LL11 2TD



- Extended and well presented
- Enclosed porch, hallway
- Two bedrooms
- Gardens to front and rear
- Mews style house
- Lounge, conservatory
- Bathroom
- Within sought after location
- Dining room, kitchen, utility
- Brick paved driveway

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## ENCLOSED PORCH

## CENTRAL HALLWAY

## LOUNGE

16'0 x 10'4 (4.88m x 3.15m )

## CONSERVATORY

9'3 x 7'3 (2.82m x 2.21m )

## DINING ROOM

9'9 x 7'7 plus bay window (2.97m x 2.31m plus bay window )

## KITCHEN

13'1 x 11'5 (3.99m x 3.48m )

## UTILITY AREA

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

14'7 x 10'4 (4.45m x 3.15m )

## BEDROOM TWO

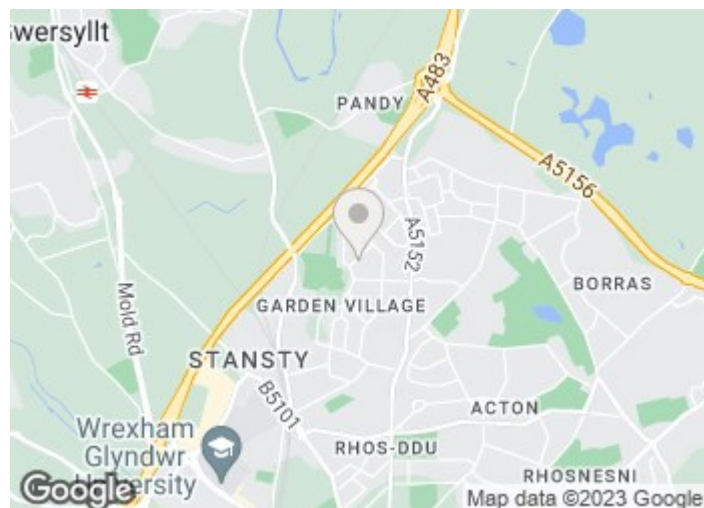
14'6 x 8'5 (4.42m x 2.57m )

## BATHROOM

10'3 x 9'4 (3.12m x 2.84m )

## OUTSIDE

## COUNCIL TAX BAND - C



[Directions](#)



# Floor Plan

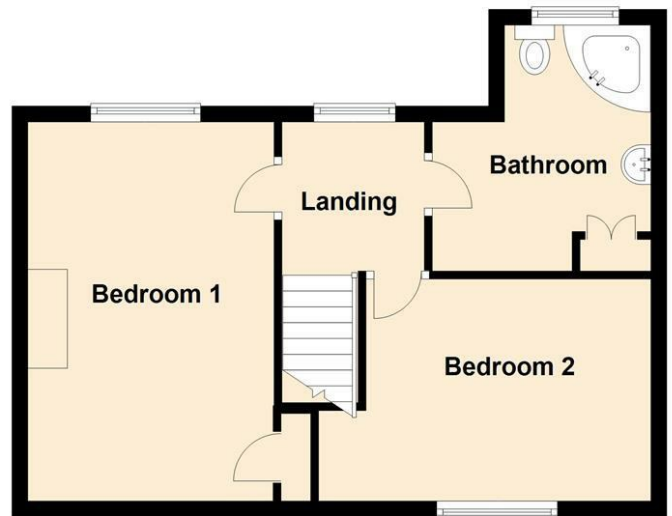
## Ground Floor

Approx. 48.4 sq. metres (520.8 sq. feet)



## First Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	