

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	50	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

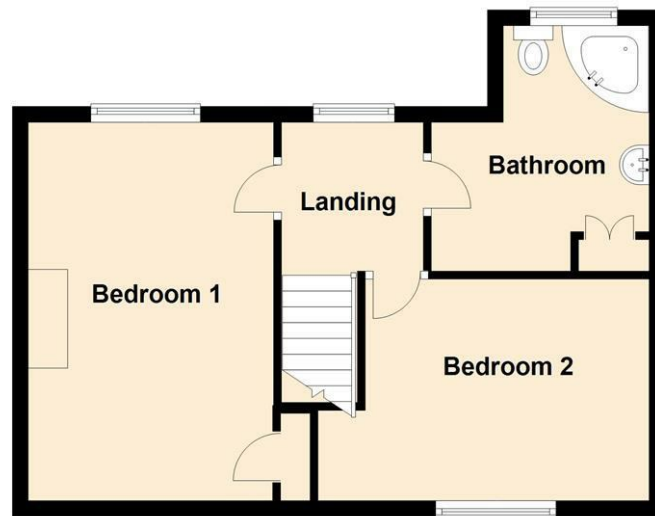
### Ground Floor

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



### First Floor

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



Ael Y Bryn, Wrexham, LL11 2TD

Price £205,000

Reference: 18823745

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION:** Add text here

**SERVICES:** Add text here

**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council

**VIEWING:** Add text here

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## Description

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)

### LOCATION

Ael y Bryn is located within the highly sought after Garden Village which enjoys a good range of facilities including a convenience store, a highly regarded local public house and both primary and secondary schools close by. The A483 Wrexham to Chester by-pass is only a short driving distance which provides good road links to the major commercial and industrial centres of the region. There is a regular public transport service that operates into both Wrexham and Chester.



### DIRECTIONS

From Wingetts Office proceed right along Holt Street to Chester Street, at the roundabout continue across onto Chester Road, proceed through the traffic lights and across the next roundabout and proceed up the hill. Proceed past The Acton Public House and take the left hand turning just after the pelican crossing into Kenyon Avenue. Proceed to the bottom of Kenyon Avenue to the T junction and turn right and thereafter first right into Ael y Bryn where No. 27 will be observed on the right hand side.

### ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### ENCLOSED PORCH

With two upvc double glazed windows to side, radiator, wood effect flooring and double doors that open to the:

### CENTRAL HALLWAY

With stairs to first floor landing and wood effect flooring that continues into the:

### LOUNGE

16'0 x 10'4

Having a living flame gas fire set within surround, upvc double glazed window to front with radiator below, coving to ceiling and upvc double glazed sliding patio doors that lead to the:

### CONSERVATORY

9'3 x 7'3

Upvc double glazed windows and French doors, tiled flooring and two wall light points.

### DINING ROOM

9'9 x 7'7 plus bay window

Wood effect flooring, upvc double glazed bay window to front, radiator and shelving.

### KITCHEN

13'1 x 11'5

An 'L' shaped kitchen fitted with a range of base and wall units complimented by work surface areas incorporating a four ring gas hob with double oven/grill below and stainless steel extractor hood above, part tiled walls, tiled flooring, Worcester gas combination boiler, 1 ½ bowl stainless steel single drainer sink unit with mixer tap, three upvc double glazed windows, coving, space for under counter fridge, space for under counter dryer and useful understairs storage cupboard.

### UTILITY AREA

Having plumbing for washing machine with work

surface above, radiator, tiled flooring and upvc sliding door opening to the rear garden.

### ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With radiator, upvc double glazed window overlooking the rear garden, ceiling hatch to roof space and doors off to all rooms.

### BEDROOM ONE

14'7 x 10'4

Upvc double glazed window to rear, radiator, coving to ceiling and built-in storage cupboard.

### BEDROOM TWO

14'6 x 8'5

Upvc double glazed window to front with radiator below.

### BATHROOM

10'3 x 9'4

Appointed with a white suite of corner bath with mains thermostatic shower over, low flush w.c, wash basin with cupboards below, part tiled walls, upvc double glazed window, radiator, shaver point and two door storage cupboard with slatted shelving.

### OUTSIDE

The property is approached from the front via a gated brick paved driveway providing parking alongside a lawned garden with flowerbeds. A covered path shared with the neighbouring property gives access to the rear garden which provides a sunny aspect and includes a paved patio with lawned garden beyond, garden shed with electrics and cold water tap.

### COUNCIL TAX BAND - C