



Bryn Estyn Court, Wrexham, LL13 9SJ

Price £180,000

Reference: 19281857

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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29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk

www.wingetts.co.uk



Wingetts



Description

Forming part of this small courtyard development is this light and airy 2 bedroom mews style property offering panoramic views across countryside towards Cheshire and yet within easy reach of Wrexham city centre and the Industrial Estate. The accommodation has the benefit of gas fired central heating and briefly comprises a canopy entrance porch, hall with turned staircase and useful store cupboard, lounge/dining room with French doors and 2 windows providing a pleasant countryside aspect, fitted kitchen with access to the rear garden. The 1st floor landing leads to the 2 bedrooms, the main bedroom being larger than expected and a bathroom with shower over the bath. Externally, the developments private drive leads to the rear of the property and its parking bay, a path continues to the front entrance door and the side and rear gardens which enjoy the lovely views are mainly lawned. NO CHAIN. Energy Rating - C (70)

LOCATION

Bryn Estyn Court is a small development of converted barns conveniently located just a short drive from Wrexham city centre and offers excellent road links to Chester and Wrexham Industrial Estate. Set amongst open countryside the location affords lovely views towards Cheshire and is within easy reach of 2 golf courses, schools and local shops at Borras.



DIRECTIONS

From Wingetts Office proceed along Holt Street to the roundabout and continue across into Holt Road passing Tesco Superstore and Wickes on your right. At the next roundabout take the third exit into Bryn Estyn Lane and proceed for approx. Three quarters of a mile, where the Development will be observed on the left hand side.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening into:

HALLWAY

With turned staircase to first floor landing having useful storage cupboard below, upgraded fusebox, radiator, mains wired smoke alarm and panelled doors off to all rooms.

LOUNGE/DINER

17'7 x 11'8 max

A light and airy reception room with three windows to side and upvc double glazed French doors opening to the garden from which to enjoy countryside views, two radiators and television aerial point.

KITCHEN

9'3 x 8'2

Fitted with a range of white fronted base and wall cupboards with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and window above overlooking open countryside, four ring gas hob with oven/grill below and extractor above, part tiled walls, four drawer unit, plumbing for washing machine, space for under counter fridge and freezer, Worcester wall mounted gas combination boiler, radiator, upvc part glazed external door and quarry tiled flooring.

ON THE FIRST FLOOR

Approached via the turned staircase from the hallway to:

LANDING

With mains wired smoke alarm and panelled doors off to all rooms.

BEDROOM ONE

18'8 max x 8'6

Window to rear with views towards Cheshire, radiator and built-in wardrobe.

BEDROOM TWO

8'8 x 8'6

Window to side with pleasant far reaching countryside views and radiator.

BATHROOM

9'6 x 5'5

Fitted with a white suite of pedestal wash basin, low flush w.c, twin grip panelled bath with mixer tap and shower take-off, part tiled walls, tiled flooring, radiator, window and extractor fan.

OUTSIDE

The property is approached from the front to this small select development with the road continuing to the rear parking bays. The garden is mainly to the side and rear being lawned together with a brick paved patio and flowerbeds together with a low level brick boundary wall. To the front of the property there is a pathway leading to the canopy porch.

COUNCIL TAX BAND - D