



8 Bryn Estyn Court

Bryn Estyn Road, Wrexham, LL13 9SJ

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 well proportioned entrance hall with turned staircase and useful store cupboard, spacious lounge with dining area and 2 windows overlooking farmland, fitted kitchen with access to the rear garden. The 1st floor landing leads to the 2 double bedrooms both having countryside views towards Cheshire and a bathroom with bath and separate shower enclosure. 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 rear garden is mainly lawned and offers far reaching views. NO CHAIN. Energy Rating - D (67)

Price £175,000

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- Mews style property offering panoramic views across countryside
- Lounge/dining room
- Bathroom
- Within small courtyard development
- Fitted kitchen
- Garden to rear
- Hallway
- Two double bedrooms
- NO CHAIN

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

LOUNGE/DINING ROOM

15'4 max x 18'7 max (4.67m max x 5.66m max)

KITCHEN

12'2 x 7'5 (3.71m x 2.26m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

18'7 x 7'5 (5.66m x 2.26m)

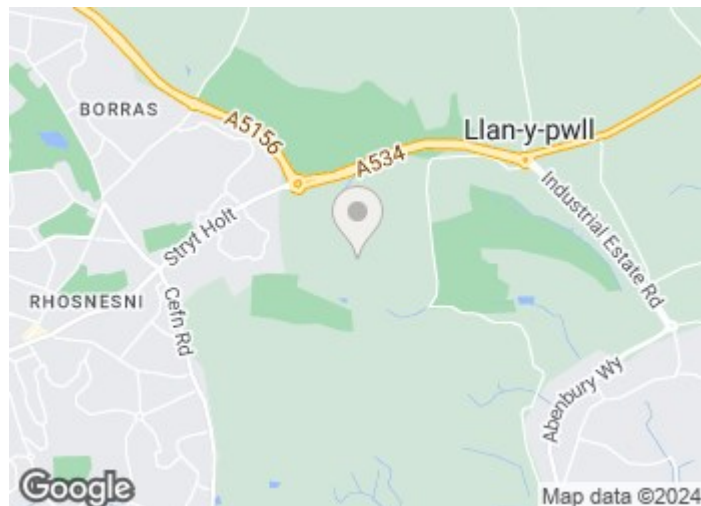
BEDROOM TWO

18'6 x 7'4 (5.64m x 2.24m)

BATHROOM

OUTSIDE

COUNCIL TAX BAND - D



[Directions](#)





Floor Plan

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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