



## 3 Bryn Terrace

Southsea Road, Southsea, LL11 5PP

A spacious bay window fronted traditional terrace house offering 2 double bedrooms and a study/nursery conveniently located just a short drive from Wrexham City Centre in the village of Southsea. The accommodation has the benefit of Upvc double glazing and gas central heating and briefly comprises an entrance hall with stairs to 1st floor landing, bay window fronted lounge, well proportioned sitting/dining room with useful store cupboard, kitchen with second staircase rising to the rear of the house. The 1st floor landing gives access to the 2 double bedrooms, the study/nursery can be accessed either from the rear bedroom or via the 2nd staircase which also leads to the 1st floor bathroom. To the outside is a front lawned garden and to the rear is a paved garden area with 2 brick built outbuildings including a w.c. and provision for washing machine. Neighbouring properties have created private parking within the rear garden accessed off New Road. NO CHAIN. Energy Rating - E (49)

**Price £125,000**

# 3 Bryn Terrace

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- A spacious bay window fronted traditional terrace house
- Bay window lounge
- Two double bedrooms
- Gardens to front and rear
- Conveniently located just a short drive from Wrexham City Centre
- Sitting/dining room
- Nursery/office
- Entrance hall
- Kitchen
- Bathroom

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

### VESTIBULE

### HALLWAY

### LOUNGE

9'1 x 10'8 plus bay window (2.77m x 3.25m plus bay window )

### SITTING/DINING ROOM

13'2 x 12'7 (4.01m x 3.84m )

### KITCHEN

6'8 x 7'7 (2.03m x 2.31m )

## ON THE FIRST FLOOR

## LANDING

### BEDROOM ONE

12'7 x 10'8 (3.84m x 3.25m )

### BEDROOM TWO

12'7 x 13'2 (3.84m x 4.01m )

### NURSERY/OFFICE

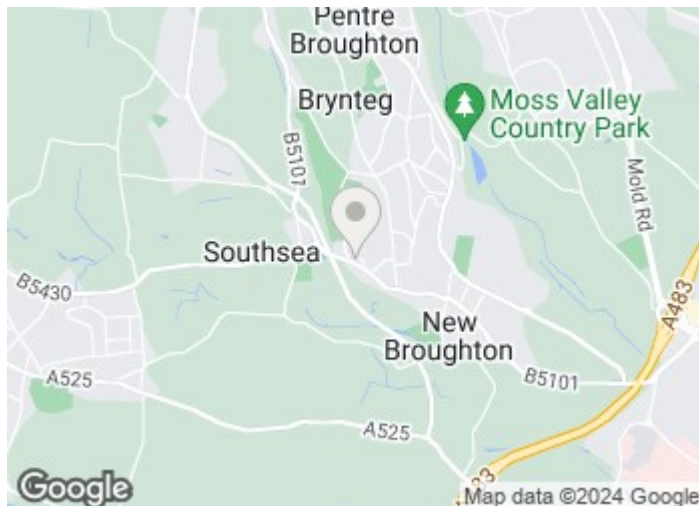
6'9 x 7'8 (2.06m x 2.34m )

### BATHROOM

6'5 x 5'1 (1.96m x 1.55m )

## OUTSIDE

## COUNCIL TAX BAND - C



[Directions](#)







# Floor Plan

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