



9 Bryn Estyn Court

Bryn Estyn Road, Wrexham, LL13 9SJ

Forming part of this small courtyard development is this modern 2 bedroom detached bungalow with private parking and rear garden with lovely views over open countryside. With high efficiency gas fired under floor heating with individual room thermostats, UPVC double glazed windows and loft insulation the bungalow briefly comprises a Composite Entrance Door opening to the hall with polished floor tiles, and internal oak veneer doors. The impressive open plan kitchen, dining and living area includes a well appointed kitchen with integrated appliances and wood effect flooring that continues through the dining area into the living area with French doors opening onto the paved patio from which to admire the view. There are 2 bedrooms both having oak effect flooring. The fully tiled and beautifully appointed wet room includes an easy access shower area. Externally, private parking and a stone paved path with access to the rear paved patio area ideal for BBQs and enjoying the countryside setting. NO CHAIN. Energy Rating - C (73)

Price £250,000

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- Modern detached bungalow
- Hallway
- Shower room
- NO CHAIN
- Within this small courtyard development
- Kitchen/dining/day room
- Private parking
- With lovely views over open countryside
- Two bedrooms
- Private rear garden

LOCATION

OUTSIDE

DIRECTIONS

COUNCIL TAX BAND - D

ACCOMMODATION

HALLWAY

OPEN PLAN KITCHEN/DINING/DAY ROOM

35'4 x 15'4 max (10.77m x 4.67m max)

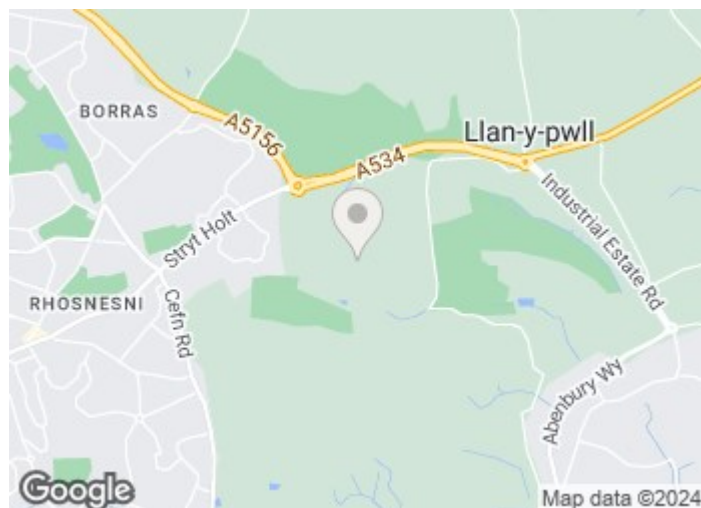
BEDROOM ONE

11'8 x 11'4 (3.56m x 3.45m)

BEDROOM TWO

11'6 x 7'6 (3.51m x 2.29m)

SHOWER ROOM



[Directions](#)





Floor Plan

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