



## Bodhyfryd Offa Street , Brymbo, LL11 5AG

A spacious 3 bedroom semi detached house featuring a Upvc double glazed bay window to front, gated drive and gardens located within the village of Brymbo which offers a range of convenient amenities and excellent road links to Wrexham, Shropshire and Chester. Having the benefit of gas fired central heating and Upvc double glazing the accommodation briefly comprises an enclosed porch, hall with stairs to 1st floor landing, open plan lounge through dining room, fitted kitchen with granite work surface areas and a well appointed bathroom with shower over bath. The 1st floor landing gives access to the 3 good sized bedrooms with the main bedroom having an en-suite shower room. Externally, a gated drive leads to the garage and the gardens extend to the front and rear. Energy Rating - D (59)

Price £140,000

# Bodhyfryd Offa Street

, Brymbo, LL11 5AG



- A spacious semi detached house
- Within village location
- Canopy porch, hallway
- Lounge/dining room
- Fitted kitchen
- Well appointed bathroom
- Three bedrooms (1 en-suite)
- Gated driveway
- Detached garage
- Gardens to front and rear

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## PORCH

## HALLWAY

## LOUNGE/DINING ROOM

23'1 x 11'4 (7.04m x 3.45m )

## KITCHEN

12'9 x 9'2 (3.89m x 2.79m )

## SIDE HALL

## BATHROOM

9'2 x 6'8 (2.79m x 2.03m )

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

11'5 x 10'0 (3.48m x 3.05m )

## EN-SUITE

## BEDROOM TWO

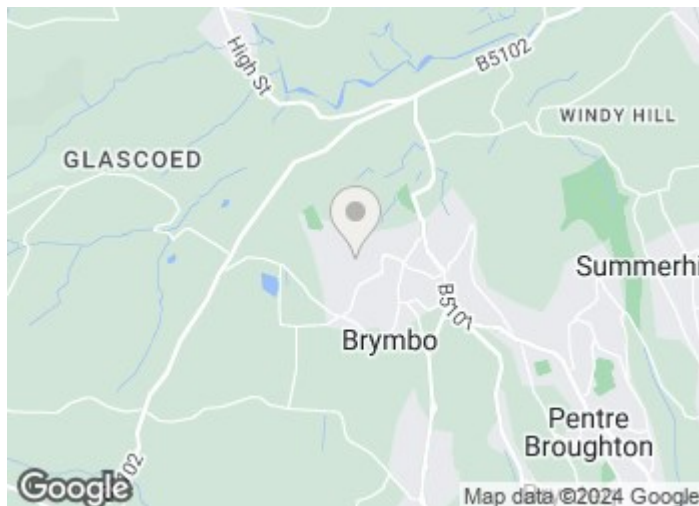
12'8 x 9'6 (3.86m x 2.90m )

## BEDROOM THREE

13'0 x 9'3 (3.96m x 2.82m )

## OUTSIDE

## COUNCIL TAX BAND - C



[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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