



Offa Street, Brymbo, LL11 5AG

Price £140,000

Reference: 19369030

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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Description

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)

LOCATION

The village of Brymbo is situated approximately 4 miles from Wrexham City Centre and offers a range of day to day amenities and shopping facilities including a primary school within a short driving distance and a popular football and cricket club. Excellent road links allow for daily commuting to the major commercial and industrial centres of the region including the Maelor Hospital, Wrexham University, Technology Park and Industrial Estate.



DIRECTIONS

Wrexham proceed along the A525 in the direction of Coedpoeth and Ruthin. Take the right turn onto Heritage Way and continue for approx 1.5 miles. Continue across the next 2 roundabouts on Phoenix Drive to the T Junction. Turn left onto Blast Road, 1st right into Pen-Y-Graig Road, left onto Offa Street and the property will be observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

PORCH

With upvc double glazed windows to front and part glazed door opening to:

HALLWAY

With stairs to first floor landing, radiator and part glazed door to:

LOUNGE/DINING ROOM

23'1 x 11'4

A spacious reception room having upvc double glazed bay window to front, upvc double glazed windows to side and rear, two radiators, fireplace, coving to ceiling and part glazed door opening to:

KITCHEN

12'9 x 9'2

Appointed with a range of white fronted base and wall cupboards complimented by granite work surface areas incorporating a single drainer sink unit with mixer tap and upvc double glazed window above, five ring gas hob, oven/grill, extractor hood, part tiled walls, tiled flooring, inset ceiling spotlights, integrated fridge freezer and useful understairs storage cupboard.

SIDE HALL

With upvc part glazed door and internal door leading to:

BATHROOM

9'2 x 6'8

Appointed with a white suite of pedestal wash basin, low flush w.c, 'P' shaped bath with mains thermostatic shower unit and splash screen, tiled floor, fully tiled walls, radiator and upvc double glazed window.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, ceiling hatch to roof space and doors off to all rooms.

BEDROOM ONE

11'5 x 10'0

Two upvc double glazed windows to front, radiator and six panel door opening to:

EN-SUITE

Appointed with a low flush w.c, pedestal wash basin, shower enclosure with electric shower, inset ceiling spotlights and chrome heated towel rail.

BEDROOM TWO

12'8 x 9'6

A good sized second bedroom with upvc double glazed window to rear and radiator.

BEDROOM THREE

13'0 x 9'3

Another double bedroom with two upvc double glazed windows to side, radiator, fitted storage cupboard and Worcester gas combination boiler.

OUTSIDE

The property is approached from the front via a gated driveway providing parking for 2-3 cars and leading to the detached garage having up and over door. The front garden is mainly paved for low maintenance, whilst a pathway leads to the rear garden which includes a lawned area, timber decked patio and former brick store.

COUNCIL TAX BAND - C