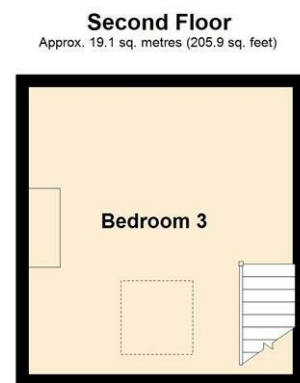


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)	80	A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)	60	D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



Brynisa Road, Wrexham, LL11 6NS

Price £200,000

Reference: 19389783

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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Wingetts



Description

A beautifully presented 3 bedroom semi-detached stone house with character features including oak internal doors, gated drive and sunny aspect rear garden having been much improved by the current owner to create a lovely family home. Enjoying stunning views towards Shropshire from the upper floors the property is located off a lane within the village of Brynteg just a short drive to Wrexham city centre and all its amenities and road links. The accommodation has the benefit of gas fired central heating and Upvc double glazing throughout and briefly comprises a good sized and well appointed fitted kitchen breakfast room with integrated appliances, dining room with wood burner, lounge with French doors opening to the garden and a period fireplace incorporating another wood burner. The 1st floor landing gives access to 2 bedrooms, bedroom 1 having far reaching views, and an impressive Victorian style bathroom. The 2nd floor landing leads into the 3rd bedroom with Velux roof window from where to admire the panoramic views. To the outside, the brick paved drive leads to the entrance door and a gated side path leads to the established private rear garden with stone patio and built BBQ, ideal for outdoor entertaining. Variety of trees and plants, decorative slate and stone and garden shed all enclosed to provide a safe environment. Energy Rating - D (60)

LOCATION

Osborne House is conveniently located in the village of Brynteg close to the Moss Valley Country Park which is popular amongst walkers and dog owners with its picturesque lakeside setting, together with municipal golf course. Excellent road links provide for easy access to the A483 by pass that connects Wrexham to Chester and Shropshire, Wrexham University and the Maelor Hospital. There is a local primary school and convenient facilities in the area.



DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing Wrexham Football Club on your right, at the roundabout turn left onto Berse Road, at the next roundabout take the 2nd exit and then 1st right onto Gatewen Road. Continue for approx ½ a mile passing Moss Valley Gardens on your right, take the left run onto Victoria Road and thereafter take the 3rd left left turn onto Brynisa Road and the property will be observed on the right just before the left turn.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

KITCHEN/BREAKFAST ROOM

21'8 x 7'5

A spacious room fitted with an excellent range of cottage style base and wall cupboards complimented by work surface areas incorporating a ceramic sink unit with mixer tap, integrated fridge, integrated freezer, space for tumble dryer, plumbing for washing machine, Rangemaster cooker with five ring gas hob and Stoves extractor hood above, under unit lighting, concealed Glowworm gas combination boiler, grey wood effect tiled flooring, two radiators, two upvc double glazed windows, part tiled walls and oak cottage style door opening to:

DINING ROOM

13'8 x 11'8

Featuring exposed brick chimney breast with oak mantel above, slate hearth and wood burner, upvc double glazed window, recessed grey storage cupboard, staircase to first floor landing with useful storage area below, radiator, mains wired smoke alarm, wood effect laminate flooring and oak cottage style door opening to:

LOUNGE

14'1 x 13'7

Upvc double glazed French doors opening to the rear garden, two upvc double glazed windows, wood effect laminate flooring, radiator, Period fireplace with cast iron and tiled insert, tiled hearth and coving to ceiling.

ON THE FIRST FLOOR

Approached via the staircase from the dining room to:

LANDING

With oak cottage style doors off to all rooms, mains wired smoke alarm and staircase to second floor.

BEDROOM ONE

13'3 x 10'9

Two upvc double glazed windows with stunning views, cast iron ornamental fireplace, wood effect flooring and radiator.

BEDROOM TWO

15'0 x 7'1

Upvc double glazed windows to front and side, radiator and wood effect flooring.

BATHROOM

10'1 x 7'6

Beautifully appointed in Victorian style with roll top radiator, bath with feet, mixer tap with hand held shower take-off and splash screen, wide double ended sink unit with vanity cupboard below, low flush w.c, upvc double glazed window, part tiled walls, two wall lights and extractor fan.

ON THE SECOND FLOOR

Approached via the staircase from the first floor landing. Door to:

BEDROOM THREE

18'7 max x 9'9

Having a Velux roof light window from which to admire the panoramic views, eaves storage, radiator and wood effect laminate flooring.

OUTSIDE

The property is approached along a gated brick paved private driveway providing parking, cold water tap and lantern style wall light. A gated side path leads into the rear garden which is a particular feature of the property enjoying a private and sunny aspect and includes a stone paved patio, awning, stone built barbeque and external lighting. A path continues to a further garden area with decorative gravel and slate, variety of plants and shrubs and garden shed, all of which is enclosed within part timber fencing and brick garden wall.

COUNCIL TAX BAND - C