

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

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



Victoria Gardens, Wrexham, LL11 6NQ

Price £170,000

Reference: 19434983

Date: Add text here

TENURE: Tenure is advised the property is Leasehold. 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

VIEWING: Add text here

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29 Holt Street, Wrexham, LL13 8DH

Tel: 01978 353553 Email: sales@wingetts.co.uk

www.wingetts.co.uk





Description

Be the first to snap up this fantastic three-bedroom, three storey townhouse located in the village of Brynteg only a short distance from Wrexham City Centre. This delightful home is set over three floors and briefly comprises: lounge, kitchen/diner to the lower ground floor and entrance hallway, lounge, bedroom three to the ground floor. On the first floor there are a further two bedrooms with en-suite to the Master bedroom and a family bathroom. Externally there is two allocated parking spaces an enclosed rear garden, perfect for soaking up the sunshine and entertaining family and friends. The property also enjoys far reaching views towards the Cheshire plains. This wonderful property would make a perfect home and an internal inspection is absolutely essential to fully appreciate what is on offer for sale. Early viewing advised please call Wingetts today to arrange a viewing. Energy Rating – C (74)

DIRECTIONS

From the City Centre proceed on the Mold Road to the roundabout between B & Q and Sainsbury's at which turn left onto the B5101 signposted Brymbo. At the next mini-roundabout bear right beneath the flyover and then turn almost immediately right. Continue for about 1.5 miles until turning left into Victoria Road. Turn immediately left again into Victoria Gardens where the property will be observed on the right-hand side.



LOCATION

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.

TENURE

Leasehold with 999 years from 2007, £50 per year ground rent which has been paid until end of 2024, £200 annual service charge paid for 2024.

ENTRANCE HALLWAY

With fitted carpet, mains wired smoke alarm, alarm, storage cupboard, thermostat and carpeted staircase leading up to first floor and down to the lower ground floor.

CLOAKROOM

With low level WC and pedestal wash hand basin, vinyl flooring, extractor fan and frosted double glazed window.

LOUNGE

12'0 x 12'4

This inviting space enjoys a double glazed window, fitted carpet, power points, TV Point and radiator.

BEDROOM 3

8'1 x 11'5

With fitted carpet, double glazed window X 2, radiator, power points.

LOWER GROUND FLOOR

KITCHEN/DINING ROOM

18' max x 27'6

Fitted kitchen with a range of wall, base units and worktops, 1 1/2 stainless sink/drainers, single oven, four ring gas hob, extractor, tiled splashback, tiled flooring. Additionally there is storage, Glow worm boiler, plumbing for washing machine, radiator. The kitchen is open plan into dining area with TV Ariel, power points and French doors to rear garden.

FIRST FLOOR

LANDING

With fitted carpet, mains wired smoke alarms, loft hatch and radiator.

MASTER BEDROOM

9'1 x 13'1

Rear aspect double bedroom with double glazed window providing lovely views over the Cheshire Plains, fitted carpet, TV Point, radiator and fitted wardrobes.

EN-SUITE

With vinyl flooring, sink, shower cubicle with electric shower, low level WC, extractor fan, radiator and frosted double glazed window.

BEDROOM TWO

11'5 x 8'6

With fitted carpet, radiator, power points and double glazed window x 2.

FAMILY BATHROOM

8'4 x 5'8

Three piece suite comprising of bath with shower attachment over, part tiled walls, low level WC and pedestal wash hand basin, heated towel rail, shaver point, vinyl flooring and extractor.

EXTERIOR

Externally there is two allocated parking spaces which is accessed through iron gate in the the rear garden. Garden is laid to lawn and enclosed and perfect for soaking up the sunshine and entertaining family and friends.

Additionally there is a decked and paved patio area.