



Wrexham Road, Wrexham, LL11 6HP  
**Price** £160,000

Reference: 19437410

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

An excellent opportunity to purchase a spacious 2 double bedroom detached bungalow with garage located on the fringe of the village of Brynteg with pleasant tree lined aspect to the rear towards Moss Valley Country Park and local bus service. Requiring a scheme of modernisation, but having the benefit of Upvc double glazing and gas fired central heating, the bungalow briefly comprises an open fronted entrance porch, hall with cloaks cupboard off, lounge/diner, kitchen/breakfast room, two double bedrooms and a bathroom. Private driveway leading to the garage and gardens to front and rear. NO CHAIN. Energy Rating - E (51)

### LOCATION

The bungalow is located within 2 ½ miles of Wrexham City centre and offers a small range of convenient facilities and amenities together with the picturesque Moss Valley Country Park within walking distance. There is a public transport service that operates within the area together with a local primary school. There are good road links providing access to the A483 bypass which links Wrexham, Chester and Oswestry.



### DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing the University and Football ground on the right. At the roundabout, take the 1st exit onto Berse Road. Take the 2nd exit at the next roundabout, under the bridge and next right past Rhyd Broughton Vets. Continue for a further 1 ½ mile and the bungalow will be observed on the right just after the turning for Cappers Hill.

### ACCOMMODATION

Open fronted entrance porch with upvc part glazed door opening to:

### HALLWAY

With radiator and cloaks cupboard.

### LOUNGE/DINER

20'3 max x 11'9 max

Upvc double glazed windows to front and side, two radiators, gas fire in tiled surround and coving to ceiling.

### KITCHEN/BREAKFAST ROOM

12'8 x 11'8

Fitted with a range of base and wall units, work surface areas, 1 ½ bowl sink unit with upvc double glazed window above overlooking the rear garden with views across Moss Valley park, fully tiled walls, radiator, ceiling hatch to roof space, free standing gas fired central heating boiler and part glazed door opening to enclosed side porch.

### BEDROOM ONE

12'0 x 11'8

Upvc double glazed window to rear, radiator and built-in wardrobe.

### BEDROOM TWO

11'8 x 10'1

Upvc double glazed window to front, radiator and built-in wardrobe.

### BATHROOM

7'8 x 7'0

Appointed with a bath, pedestal wash basin, low flush w.c, part tiled walls, radiator and airing cupboard with hot water cylinder

### OUTSIDE

Approached along a driveway with lawned garden to the front and a detached garage having the benefit of an electric up and over door. A side path leads to the rear garden which is mainly lawned and enjoys a pleasant aspect.

### COUNCIL TAX BAND - D