



Darby Road, Brynteg, LL11 6LW

Price £119,950

Reference: 19441306

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 spacious 2 bedroom semi detached house with gated private driveway and generous rear garden conveniently located within walking distance of a parade of shops, bus stop and with good road links to Wrexham city centre, Chester and Shropshire. The accommodation has the benefit of gas fired central heating and briefly comprises an open fronted porch, entrance hall with stairs to 1st floor landing, lounge overlooking the front garden, well proportioned open plan kitchen dining room with patio doors leading out to the rear garden. The 1st floor landing connects the 2 good sized bedrooms and a spacious bathroom with bath and separate shower. Externally, double metal gates open to the private drive alongside a lawned front garden. Additional matching double gates to the side give access to the rear garden with full width patio, lawned garden beyond and a useful store. Energy Rating - D (59)

LOCATION

The property is located within 2 ½ miles of Wrexham City centre and offers a range of convenient facilities and amenities 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. The picturesque Moss Valley Country Park is within easy reach offering pleasant countryside walks and a 9 hole golf course.



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 mile and take the right turn up Rose Hill. At the junction, turn left Darby Road and the property will be observed on the right.

ON THE GROUND FLOOR

Open fronted porch with upvc part glazed door opening to:

HALLWAY

With stairs to first floor landing, radiator and four panel door opening to:

LOUNGE

14'7 x 12'0

Upvc window to front with radiator below, wood effect flooring, living flame gas fire (not tested) within fire surround, coving to ceiling and wall light point. Part glazed door opens to:

KITCHEN/DINER

17'8 x 8'3

Fitted with a range of base and wall units with work surface areas incorporating a four ring gas hob with oven/grill below, stainless steel single drainer sink unit with mixer tap, upvc single glazed window, upvc double glazed sliding patio doors, wall mounted gas fired central heating boiler, radiator, understairs cupboard and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space, upvc window to side and doors off.

BEDROOM ONE

15'3 x 9'3

Upvc window to front, central partition wall, mirror fronted wardrobes to recess and radiator.

BEDROOM TWO

9'5 x 11'3

Upvc window to rear and storage cupboard.

BATHROOM

8'2 x 7'9

A good sized bathroom appointed with a four piece white suite of low flush w.c, pedestal wash basin, twin grip panelled bath with mixer tap, separate shower enclosure, part tiled walls, upvc window to rear and radiator.

OUTSIDE

Double metal gates on brick pillars open to the private driveway providing parking for two cars alongside a paved and lawned garden with privacy hedging. Double metal gates and path leads to the rear garden which includes a full width paved patio with lawned garden beyond and detached store shed.