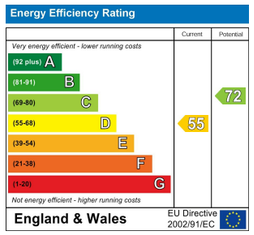

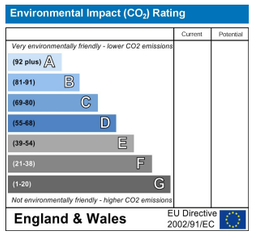

Reference: 19477612

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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29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 **Email:** sales@wingetts.co.uk

www.wingetts.co.uk

Brynteg Crescent, Brynteg, LL11 6NA

Price £160,000

Wingetts

Description

A spacious 3 bedroom semi detached house set within good sized gardens having the benefit of gas fired central heating, Upvc double glazing and a replacement roof. Located within a short walk of the villages amenities and public transport together with picturesque countryside. The accommodation briefly comprises a Upvc double glazed entrance door opening to the hall with stairs to 1st floor, lounge with bay window overlooking the front garden, fitted kitchen with open aspect to the dining room and a ground floor cloaks/w.c. The 1st floor landing gives access to the 3 bedrooms, 2 of which are doubles, and a bathroom with separate w.c. To the outside, a gated path leads to the entrance door alongside a private lawned garden that extends to the front and side. The rear garden includes 2 brick store sheds, a patio and further lawned area providing good outdoor entertaining space. NO CHAIN. Energy Rating - D (55)

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 procced 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 left turn up Rose Hill. At the junction, turn left into Darby Road, passing the parade of shops, next right onto Rockwood Road, next left into Brynteg Crescent and the property will be observed on the left after approximately 100 yards.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

HALLWAY

With understairs storage cupboard, upvc double glazed window to front, radiator, central heating thermostat and part glazed door opening to:

LOUNGE

14'4 x 11'3

Upvc double glazed bay window overlooking the front garden, fire surround to chimney breast, laminate flooring and radiator.

KITCHEN

12'3 x 9'5

Fitted with a range of base and wall units with work surface areas incorporating a sink unit with mixer tap and upvc double glazed windows above overlooking the rear garden, four ring electric hob with oven/grill below and extractor hood above, plumbing for washing machine, part tiled walls, wall mounted display cupboards, housing for fridge and separate freezer, upvc part glazed external door and an open aspect to:

DINING ROOM

9'6 x 9'1

Upvc double glazed window overlooking the rear garden, radiator and wood effect flooring.

GROUND FLOOR W.C

Appointed with a w.c and upvc double glazed window.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

SPACIOUS LANDING

With ceiling hatch to roof space and six panel white woodgrain effect doors off.

BEDROOM ONE

12'5 x 11'4

Two upvc double glazed windows to front, radiator, wood effect flooring and built-in storage cupboard.

BEDROOM TWO

12'6 x 9'7

Two upvc double glazed windows to rear, radiator and wood effect flooring.

BEDROOM THREE

8'5 x 8'5

Upvc double glazed window to front, radiator, wood effect flooring, storage cupboard housing the Main gas combination boiler.

BATHROOM

Appointed with a bath with mixer tap and shower take-off, pedestal wash basin, fully tiled walls, radiator and upvc double glazed window.

SEPARATE W.C

With low flush w.c and upvc double glazed window.

OUTSIDE

The property is approached along a gated path with lawned garden that extends to the front and side together with privacy hedging. The path continues to the side of the property passing two useful store sheds leading to the generous rear garden which has a patio and lawned area.