



42 Darby Road, Brynteg, LL11 6RN
Offers In Excess Of £160,000

A 3 bedroom mid mews home with private gated driveway for 2 cars offering well proportioned accommodation situated within the village of Brynteg that offers a range of convenient shopping and social amenities together with easy access to Wrexham. The accommodation has the benefit of a modern Worcester boiler and Upvc double glazing and briefly comprises a canopy porch, entrance hall with storage cupboard and stairs to 1st floor landing, lounge with gas fire in surround and a fitted kitchen dining room having a range style cooker. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and a modern bathroom with shower over bath. Externally, double metal gates open to the double width parking whilst to the rear is a sunny aspect garden with 2 brick built store sheds and a patio area. NO CHAIN. Energy Rating - D (64)

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 left turn up Rose Hill. At the junction, turn left into Darby Road, passing the parade of shops, and the property will be observed on the left after a further 200 yards.

ON THE GROUND FLOOR

Canopy porch with part glazed door opening to:

HALLWAY

With stairs to first floor landing and useful storage cupboard below, wood effect flooring, dado rail and radiator.

LOUNGE 12'4 x 12'4 (3.76m x 3.76m)

Upvc double glazed window to front, radiator, wood effect flooring and gas fire set within surround.

KITCHEN/DINING ROOM 18'9 x 9'5 (5.72m x 2.87m)

A good sized light and airy kitchen fitted with a range of base and wall cupboards complimented by work surface areas incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above, further upvc double glazed window, Range style cooker with five burner gas hob, part tiled walls, plumbing for washing machine, radiator, Worcester gas combination boiler 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, storage cupboard and six panel doors off.

BEDROOM ONE 12'7 x 12'4 (3.84m x 3.76m)

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

BEDROOM TWO 10'9 x 9'5 (3.28m x 2.87m)

Upvc double glazed window to rear and radiator.

BEDROOM THREE 8'8 x 8'2 (2.64m x 2.49m)

Upvc double glazed window to front, radiator and storage cupboard.

BATHROOM

Appointed with a low flush w.c, wall hung wash basin with mixer tap, 'P' shaped bath with electric shower over, fully tiled walls, inset ceiling spotlights, radiator and two upvc double glazed windows.

OUTSIDE

The property is approached through double metal gates leading to parking for two cars and the entrance door. A side covered shared access leads to the rear garden which enjoys a sunny aspect together with a good degree of privacy and includes a patio area, flowerbeds and two brick built store sheds.

PLEASE NOTE

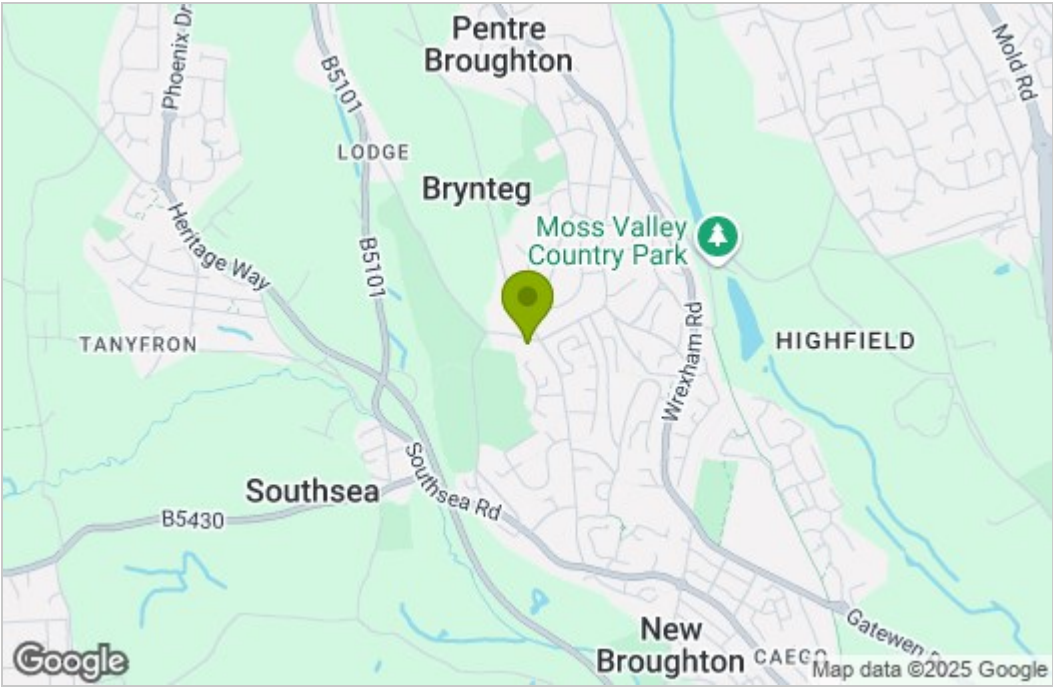
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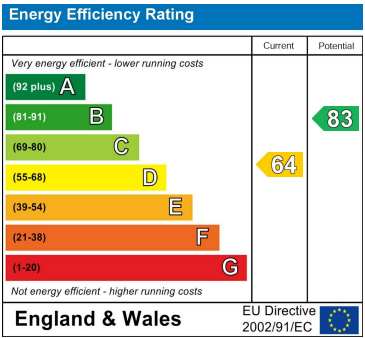
Floor Plan



Area Map



Energy Efficiency Graph



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