

# BOWEN

PROPERTY SINCE 1862



Asking Price £165,000

19 Harwd Road, Brymbo,  
Wrexham LL11 5BP

🛏 2 Bedrooms

🚿 2 Bathrooms



## 19 Harwd Road, Brymbo, Wrexham LL11 5BP



### General Remarks

Tucked away down a little lane, this two bedroom semi-detached stone cottage boasts two double bedrooms and two reception rooms. The property offers potential buyers excellent scope to modernise the living space to their own personal tastes. Offered for sale with the benefit of NO ONWARD CHAIN, the property briefly comprises an entrance hallway, bathroom, kitchen, living room, sitting room, main bedroom with en-suite shower room and a further bedroom.

### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** PVCu double glazed door to the front elevation. Tiled floor.

**Bathroom:** 8' 11" x 4' 7" (2.73m x 1.40m) PVCu double glazed window to the front elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Radiator. Tiled floor. Wall tiling. Down-lighters. Cupboard housing an "Ideal" combi boiler.

**Kitchen:** 10' 4" x 8' 10" (3.15m x 2.70m) PVCu double glazed window to the front and rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Space for slimline cooker. Cooker hood. Plumbing for washing machine and dishwasher. Wall tiling. Tiled floor. Radiator. Down-lighters. Space for fridge freezer.

## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Living Room:** 15' 2" x 11' 0" (4.63m x 3.35m)

PVCu double glazed door to the rear elevation. Window. Radiator. Feature fire surround. Wood-effect flooring. Understairs storage cupboard.

**Sitting Room:** 15' 2" x 10' 0" (4.63m x 3.06m)

PVCu double glazed door and window to the front elevation. Radiator. Wood-effect flooring. Feature fire surround.

**On The First Floor:**

**Landing:**

**Bedroom 1:** 11' 9" x 11' 1" (3.59m x 3.37m)

PVCu double glazed window to the rear elevation. Radiator. Wood-effect flooring.

**En-Suite Shower Room:** PVCu double glazed window to the side elevation. White three piece suite comprising a shower cubicle, pedestal wash hand basin and low level w.c.









**Bedroom 2:** 15' 6" x 10' 0" (4.73m x 3.05m)

PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring. Attic hatch.

**Outside:** Externally there is a driveway to the side of the property providing Off-Road Parking with a Storage Area to the rear. The main garden can be found to the front of the property and is predominantly laid to lawn bordered by mature hedging.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Ideal" combination boiler situated in a cupboard in the Bathroom.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 51|E.

**Council Tax Band:** The property is valued in Band "C".

**Directions:** For satellite navigation purposes use the post code LL11 5BP. Leave Wrexham on the A525 Ruthin Road. After passing over the A483 town by pass take the second turning right into Heritage Way signposted Brymbo. Continue for approximately one mile until passing Brymbo Sports & Social Club on the right and then continue to the roundabout at which take the second exit onto Phoenix Drive. Continue over the next two mini-roundabouts and at the third mini-roundabout take the second exit. Take the first left onto Mount Hill and then the second right into Vron Close. Once in Vron Close, the lane providing access to No. 19 Harwd Road is on the left-hand side of the cul-de-sac and the property will be observed at the end of the lane on the right-hand side.

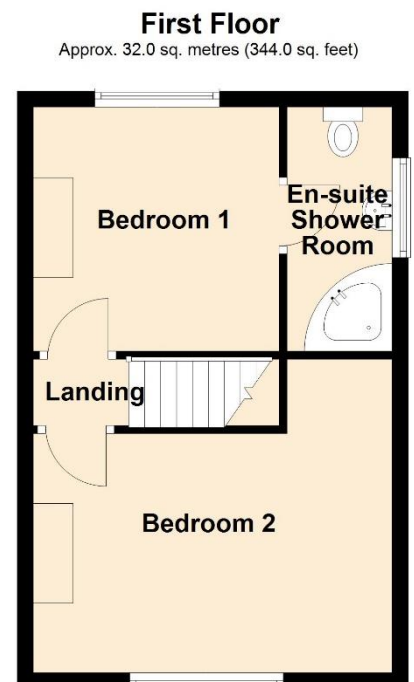
Start your property  
journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

[bowen.uk.com](http://bowen.uk.com)

A property business  
steeped in heritage  
with a forward  
thinking outlook.

[bowen.uk.com](http://bowen.uk.com)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.