

BOWEN

PROPERTY SINCE 1862



Asking Price £155,000

4 Bryn Goleu, Southsea,
Wrexham LL11 6SB

🏠 3 Bedrooms

🚿 1 Bathroom

4 Bryn Goleu, Southsea, Wrexham LL11 6SB



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General Remarks

Providing generous family living accommodation, this three bedroom semi-detached property is located in the residential village of Southsea, just three miles from Wrexham City Centre. Situated in an elevated position with far reaching views across the County. Local amenities in nearby Brynteg include Doctor's Surgery, Pharmacy, Convenience Store and Primary Schools.

Accommodation

On The Ground Floor:

Entrance Hallway: Laminate wood flooring. Part glazed PVCu entrance door. Ceiling light fitting. Radiator. Power points.

Cloakroom: Radiator. Pedestal wash hand basin and low level w.c.

Lounge: 12' 6" x 12' 4" (3.82m x 3.76m) Laminate flooring. Radiator. Double glazed window to front elevation. Ceiling light fitting and rose. Decorative coving. Fireplace surround with mantel-piece and hearth. Power points. Television aerial point.

Kitchen/Dining Room: 18' 10" x 9' 2" (5.74m x 2.79m) Comprising a range of matte black wall and base units. Grey stone-effect work top surface and a pink bevel-edged tiled splash-back. Single stainless steel sink unit with chrome mixer taps. Three double glazed windows. Part patterned tiled flooring and half laminate flooring in the Dining Room. Breakfast bar. Part glazed PVCu door to side. Four ceiling light fittings. Radiator. Plumbing and space for a washing machine. Space for a tall fridge freezer. Integrated four-ring "Lamona" electric hob with a single fan oven beneath. Wall mounted "Ideal" combination boiler.

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.

On The First Floor:

Landing: Fitted carpet. Ceiling light fitting. Loft hatch. Double glazed window. Airing cupboard.

Bedroom 1: 11' 6" x 9' 10" (3.51m x 2.99m)
Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting. Range of fitted wardrobes. Far-reaching views towards Wrexham.

Bedroom 2: 11' 0" x 8' 8" (3.35m x 2.64m) Fitted carpet. Double glazed window. Ceiling light fitting. Power points. Radiator. Built-in storage cupboard.



Bedroom 3: 8' 9" x 7' 10" (2.66m x 2.40m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting. Storage cupboard over stairs.

Bathroom: 7' 7" x 5' 4" (2.30m x 1.63m)
Comprising a three piece white suite to include low level w.c., wash hand basin set on a solid wooden plinth and a panelled bath with a dual head thermostatic shower bar. Part tiled walls. Wood-effect tiled flooring. Two frosted double glazed windows. Flush ceiling light fitting. Extractor fan.





Outside: To the front of the property there is a lawned garden and pathway leading to the front door. Gated access to side. To the rear of the property there is a further lawned garden. Outdoor tap. Brick Outbuilding. Hedge boundaries.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Ideal" gas-fired boiler situated in the Kitchen/Dining Room.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 83|B.

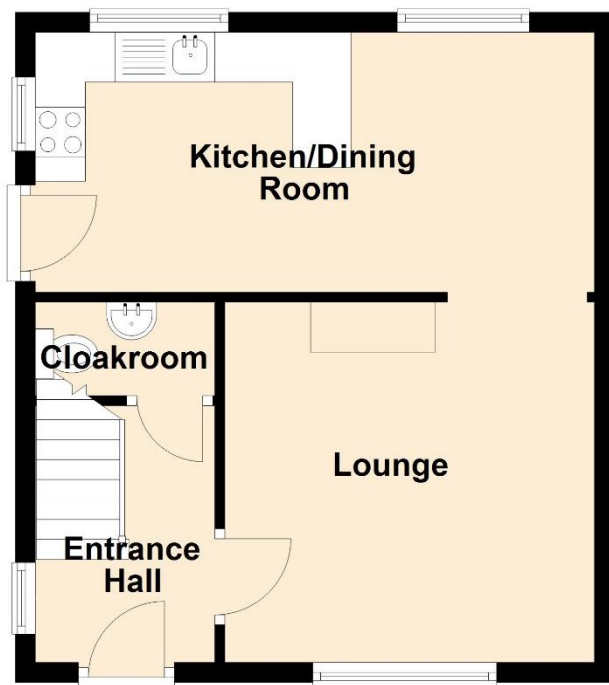
Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation purposes use the post code LL11 6SB. Leave Wrexham on the Mold Road passing the Football Ground on the right-hand side. By the B & Q roundabout take the first exit onto Berse Road and at the next roundabout take the second exit. Continue through Caego until the mini-roundabout and continue straight over. Continue up the hill and turn second right into Bryn Hedd. Take third right-hand turn into Arfryn and immediately right into Bryn Goleu. Continue until the end of Bryn Goleu where there is parking available. The property is then accessed via a pedestrian pathway and will be seen on the right-hand side.



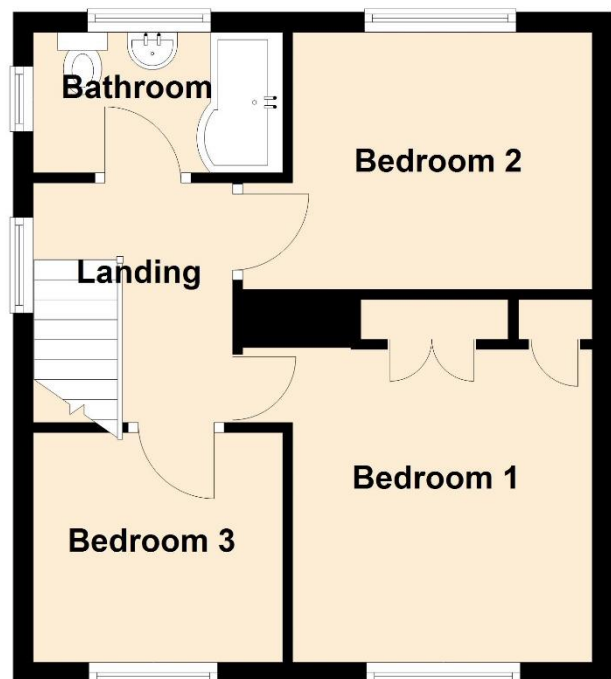
Ground Floor

Approx. 35.4 sq. metres (380.5 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.5 sq. feet)



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