

BOWEN

PROPERTY SINCE 1862



Asking Price £240,000

9 Ael y Bryn, Wrexham LL11 2TD

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

Located in the well established and sought after area of Garden Village is this well maintained and neutrally decorated three bedroom end of terrace property. With off-road parking to the front and low-maintenance garden to rear. Set within walking distance of the Garden Village Shops and local Primary School. Accommodation in brief comprises an entrance hallway, lounge, dining room and contemporary fitted kitchen. Three bedrooms and shower room to first floor. Viewing highly recommended.

Accommodation

On The Ground Floor:

Entrance Hallway: Part glazed PVCu entrance door. Double glazed window. Radiator. Power points. Ceiling light fitting. Laminate flooring. Staircase leading to First Floor.

Dining Room: 10' 0" x 9' 11" (3.05m x 3.02m) Laminate flooring. Radiator. Two double glazed windows. Power points. Ceiling light fitting.

Kitchen: 10' 7" x 9' 10" (3.23m x 2.99m) Comprising a range of grey gloss wall and base units with complementary work-top surfaces which are white sparkle with a matching splash-back. Composite sink and draining-board plus chrome mixer tap. Double glazed window. Power points. Ceiling light fitting. Laminate flooring. Plumbing and space for a washing machine. Integrated "Lamona" electric fan oven. Integrated four-ring "Lamona" gas hob with an extractor hood over. Cupboard housing the "Worcester Bosch" gas central heating boiler. Integrated tall "Lamona" fridge and freezer. Wall mounted tall black radiator. Cupboard housing the electric consumer unit.



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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.

Lounge: 12' 9" x 12' 3" (3.88m x 3.74m) Laminate flooring. Ceiling light fitting. Store cupboard under the stairs with a double glazed window and lighting. Power points. Television aerial point. Multi-fuel burner with a brick surround, tiled hearth and a solid timber mantel. Double opening PVCu doors to garden. Radiator.

On The First Floor:

Landing: Fitted carpet. Ceiling light fitting. Ceiling smoke alarm. Double glazed window.

Bedroom 1: 12' 4" x 9' 8" (3.76m x 2.94m) Fitted carpet. Double glazed window. Radiator. Ceiling light fitting.

Bedroom 2: 9' 11" x 9' 9" (3.02m x 2.98m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting. Ceiling loft hatch.

Bedroom 3: 8' 5" x 7' 0" (2.56m x 2.13m) Laminate flooring. Double glazed window. Power points. Ceiling light fitting. Radiator.





Shower Room: 11' 1" x 4' 4" (3.37m x 1.32m)

Comprising a low level w.c., wash hand basin set into vanity unit and a walk-in shower with a dual head thermostatic shower bar over. White and platinum sparkle PVCu panels to walls. Frosted double glazed window. Vinyl flooring. Chrome heated towel rail. Ceiling light fitting. Extractor fan.

Outside: Gravel driveway to front elevation offering Off-Road Parking for two vehicles. Fenced boundaries. Rear garden is level and mainly laid to lawn. Concrete path to far end of garden and concrete area that could be used for seating. Fence and hedged boundaries to rear.

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

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 63|D.

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

Directions: For satellite navigation use the post code LL11 2TD. From the city centre proceed on the Chester Road to the brow of Acton Hill. Continue until passing The Acton Pub Restaurant on the right then for a further 100 yards before passing over a zebra crossing, after which turn first left into Kenyon Avenue. Proceed to the first cross-roads at which turn right onto Ffordd Estyn. Take the next left-hand turn into Ael y Bryn, whereby the property will be seen on the left-hand side.



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