

BOWEN


PROPERTY SINCE 1862



Asking Price £300,000

 4 Bedrooms

 2 Bathrooms

 Land-0.64 Acres

Bryn House, Long Lane,
Pentre Broughton, Wrexham LL11 6BT

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General Remarks

Located approximately 600 metres from the main parade of shops in the village and with far reaching rural views to the front, "Bryn House" is a four bedroom detached house that stands within a plot extending to 0.64 acres. Historically it was the site of a dog kennel business that operated for many years with the main block still offering the potential to be used for the same purpose, subject to the necessary consents. In need of internal modernisation, the well-proportioned living accommodation briefly comprises an entrance porch, hallway with walk-in cupboard, wet room, dual aspect living room, dining room, kitchen, landing, main bedroom, three further bedrooms and a further room that was originally the bathroom. The property is offered for sale with the benefit of NO ONWARD CHAIN.



Accommodation

On The Ground Floor:

Entrance Porch: PVCu double glazed door and side panel to the side elevation.

Hallway: PVCu double glazed window to the front elevation. Radiator.

Wet Room: 7' 4" x 4' 10" (2.24m x 1.47m) Wall mounted shower, low level w.c. and wash hand basin. Tiled floor. Radiator.

Walk-In Cupboard: 7' 9" x 4' 2" (2.37m x 1.27m) Wooden glazed window to the rear elevation. "Worcester" combination boiler.

Living Room: 16' 6" x 15' 2" (5.02m x 4.63m) PVCu double glazed French doors to the front elevation. PVCu double glazed window to the rear elevation. Two radiators.

Dining Room: 15' 0" x 11' 1" (4.56m x 3.39m) PVCu double glazed window to the front elevation. Radiator. Laminate flooring.

Kitchen: 12' 9" x 12' 3" (3.88m x 3.73m) Three PVCu double glazed windows to the side elevation. PVCu double glazed door to the rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral gas hob. Integral electric oven. Plumbing for washing machine and dishwasher. Radiator. Laminate flooring. Attic hatch.

On The First Floor:

Landing: PVCu double glazed window to the rear elevation.

Bedroom 1: 16' 1" x 8' 4" (4.91m x 2.53m) Two PVCu double glazed windows to the front elevation. Radiator.

Bedroom 2: 12' 9" x 7' 11" (3.89m x 2.42m) PVCu double glazed window to the rear elevation. Radiator.

Bedroom 3: 11' 0" x 9' 6" (3.35m x 2.89m) PVCu double glazed window to the front elevation. Radiator. Laminate flooring.

Bedroom 4: 12' 0" x 9' 4" (3.65m x 2.84m) Two PVCu double glazed windows to the front elevation. Radiator. Built-in wardrobes.

Potential Bathroom: 8' 4" x 5' 0" (2.53m x 1.53m) PVCu double glazed window to the rear elevation. Low level w.c.

Outside: Standing within a plot extending to approximately 0.64 acres or thereabouts, there are formal lawned gardens to the front and side of the property with a log Dog Kennel Block and a vehicular access from Long Lane. The rest of the plot is interspersed with mature trees and shrubs including an Orchard.









Agent's Note: There is Japanese Knotweed in the front garden by the gate. Our clients started a 5 year treatment plan 2 years ago

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in the cupboard leading off the Hallway.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 61|D.

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

Directions: For satellite navigation purposes use the post code LL11 6BT. From Wrexham city centre leave on the Mold Road continuing past the Football Ground and at the first roundabout turn left in front of B & Q onto Berse Road. At the mini-roundabout bear right under the flyover bridge taking the next right-hand turning onto Gatewen Road. Bear left at the roundabout towards New Broughton passing the School on the left. After a short distance take a left-hand turning into Rose Hill and at the T junction turn left into Darby Road. After the parade of shops turn right onto Long Lane and the property will be observed on the right-hand side of the road after approximately 600 metres.

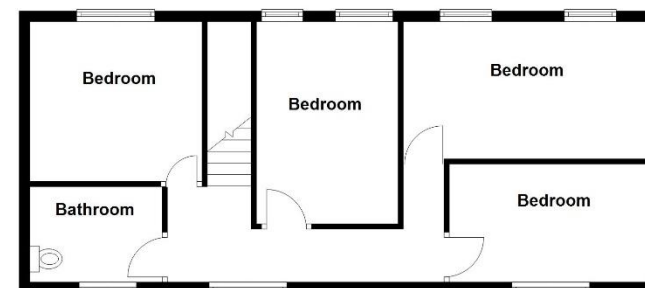
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Ground Floor



First Floor



Get the most out of your property

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BOWEN

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