

# Town & Country

Estate & Letting Agents

Berwyn View, Newbridge

£185,000



A well presented three bedroom semi-detached property with views over into the Welsh countryside. The ground floor accommodation internally comprises of an entrance hallway, lounge, kitchen and family bathroom. To the first floor there three bedrooms. Externally there is there is a good sized sunny rear garden with a range of seating areas, two out buildings and a garage.

The property is located in the popular village of Newbridge which is located around 6 miles from Wrexham. There are a range of amenities close by including a Tesco Superstore, schools and a regular bus route. Nearby is Ty Mawr Country Park offering a range of walks. The village is situated between the A539 Ruabon to Llangollen Road and the A483 by-pass road leading to Wrexham and Chester. It is just a short distance from the Dee Valley and within two miles of the World Heritage Site at Pontcysyllte.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
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## Entrance

Porch with double doors leading to hallway with doors off to:



## Lounge

19'10 x 15'04

Fire display with marble hearth. Double doors to rear porch. Window to rear. Hatch through to kitchen. Radiator. Carpeted.



## Kitchen

13'11 x 7'04

Range of wall, base and drawer units. Integrated cooker, fridge freezer and hob with extractor fan over. 1½ bowl sink unit with splashback tiling. Space for small dining table. Window to front. Tiled flooring. Radiator.



## Bathroom

7'04 x 5'09

Large vanity unit with wash hand basin inset. Low level WC. Walk-in shower. Heated towel rail. Fully tiled walls. Frosted window to front.



## Bedroom One

11'01 x 8'10

Fitted wardrobes. Window to front. Carpeted. Radiator.



## Bedroom Two

10'01 x 9'09

Fitted wardrobes. Window to rear. Carpeted. Radiator.

## Bedroom Three

8'07 x 5'09

Fitted wardrobe. Window to side. Carpeted. Radiator.

## Front Garden

Gravelled areas to the sides. Bricked pathway to entrance.



## Rear Garden

Bricked patio area. Two outbuildings. Steps down leading to single garage



## Garage

## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

## Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

## Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.


## Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## Additional Information (Wrexham)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                           |  | Current                    | Potential   |
|--|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |  |                            |   |
| (92 plus) <b>A</b>                                 |  |                            |   |
| (81-91) <b>B</b>                                   |  |                            |   |
| (69-80) <b>C</b>                                   |  |                            |   |
| (55-68) <b>D</b>                                   |  |                            |   |
| (39-54) <b>E</b>                                   |  |                            |   |
| (21-38) <b>F</b>                                   |  |                            |   |
| (1-20) <b>G</b>                                    |  |                            |   |
| <i>Not energy efficient - higher running costs</i> |  |                            |   |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>2002/91/EC |  |