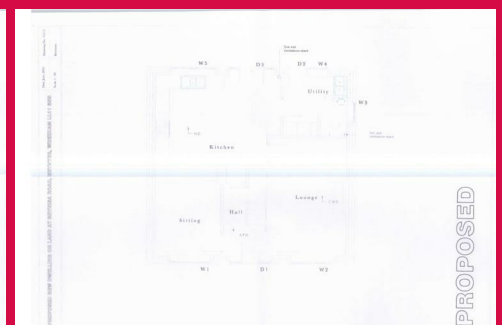
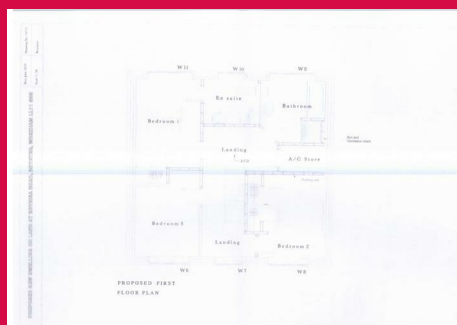
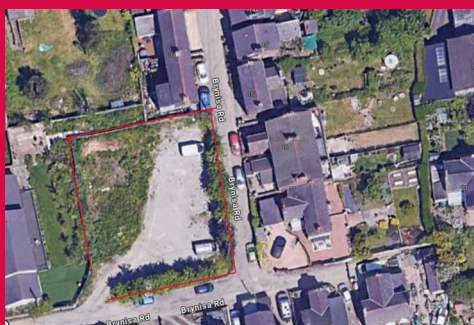
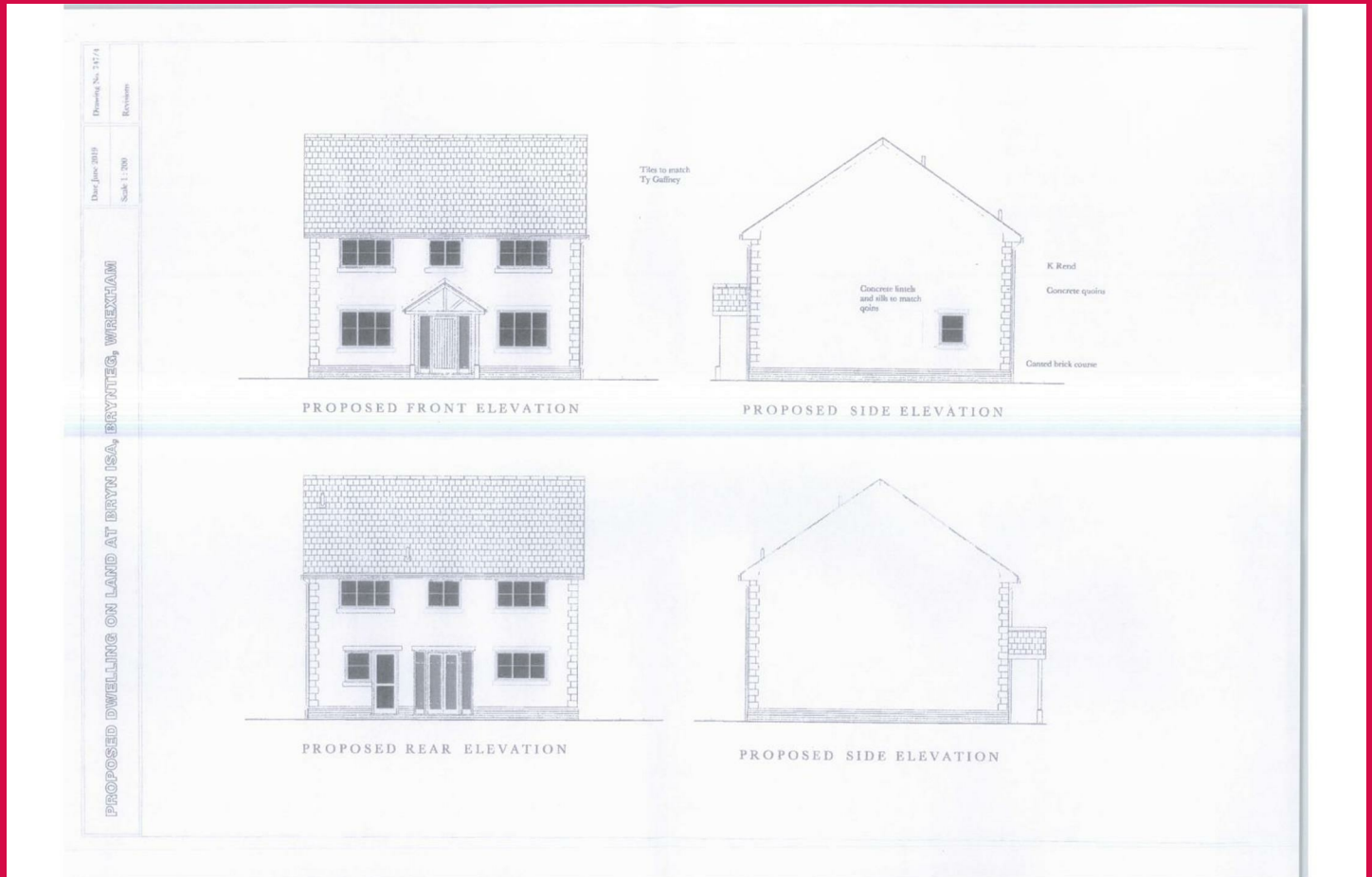


Town & Country

Estate & Letting Agents

Brynisa Road, Wrexham

£175,000



Located in Wrexham, the plot of land in question has undergone recent improvements that enhance its appeal and marketability. One notable change is the removal of the resident parking, allowing for a more spacious and visually appealing environment. Furthermore, a significant development on the plot involves the introduction of a protection zone around the existing trees on the site, particularly the hedge line. This decision not only ensures the preservation of the natural landscape but also adds to the overall attractiveness of the property, making it more desirable to potential buyers or developers.

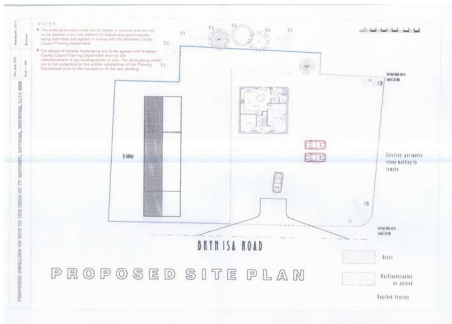
Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

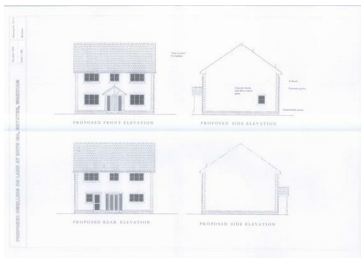
Details

Please refer to application code P/2021/2410. Outline application to erect one detached dwelling and garage.

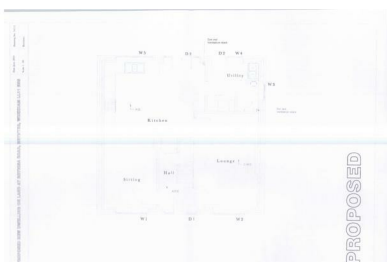
Please note amended planning subject to confirmation. For any further information, please refer to Wrexham County Borough Council planning with reference to planning codes.



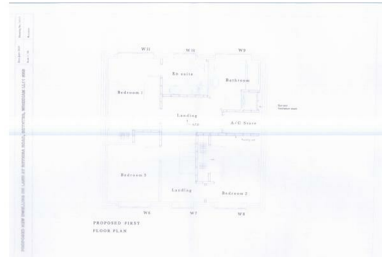
P/2021/2410



Proposed Elevation



Proposed Ground Floor



Proposed First Floor

Viewings

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

To Make an Offer

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

Services

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

Mortgage Advice

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.

Additional Information

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	