

# Town & Country

Estate & Letting Agents

Briarswood, Rhosrobin, Wrexham

£189,950



Situated within a quiet cul-de-sac offering easier access to Wrexham centre, local motorway networks and a host of day-to-day facilities this two bedroom bungalow (with planning permission to extend) enjoys the benefit of gas central heating along with double glazed windows with internal accommodation comprising of an entrance hall, a living room, a kitchen and an inner hallway with doors opening top the two bedrooms and the bathroom. Externally to the front is a low maintenance gravel and scrubbed garden with off-road parking to both the front and side.

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## EXTERNALLY FRONT

To the front of the property is a gravel garden with a pull in parking space, timber gated side access and an outside power and light supply.

## ENTRANCE HALL

The property is entered through a glazed timber panel front door which opens to an entrance hall with a radiator and doors that open to the living room and the kitchen.



## KITCHEN

7'8" x 7'8"

The kitchen is fitted with wall base and drawer units with a work surface space that houses a stainless steel sink unit. The integrated appliances include a stainless steel oven with a hob and a stainless steel extractor above. Other features of the kitchen include a wall mounted gas combination boiler, space and plumbing for a washing machine and a window that faces the rear elevation.



## LIVING ROOM

16'3" x 9'3"

The living room features a radiator, a window that faces the rear elevation, a patio door that opens to the rear garden and a doorway to the inner hall.



## REAR GARDEN

The rear garden is predominantly laid to lawn with a paved patio area, an outside light along with a timber shed.

## INNER HALL

The inner hall features a built in storage cupboard, access to the loft and doors that open to both bedrooms and to the bathroom.



## BATHROOM

4'5" x 8'2"

The bathroom is installed with a panel bath and an electric shower above, a low level W/C, a window that faces the front elevation and, partially tiled walls and a radiator.



## BEDROOM ONE

9'2" x 10'6"

This bedroom features a window that faces the rear elevation, a radiator and a fitted double wardrobe with sliding doors.



## BEDROOM TWO

7'8" x 7'4"

This room features a window that faces the front elevation and a radiator.

## Services

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

## 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 a member of our team who will assist you further.

## 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

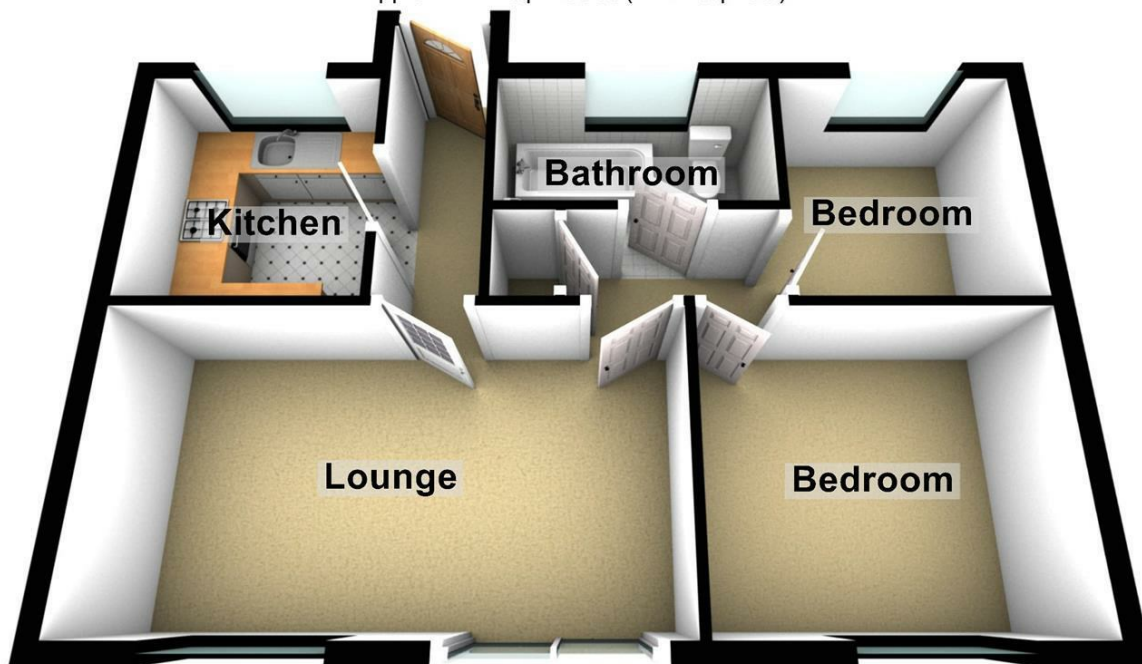
YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## 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.

**Ground Floor**

Approx. 46.4 sq. metres (499.5 sq. feet)



Total area: approx. 46.4 sq. metres (499.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.