

Town & Country

Estate & Letting Agents

Quarry Road, Brynteg, Wrexham

£165,000



Located within this popular village offering easy access to Wrexham city centre, local motorway networks as well as a wealth of day-to-day amenities and picturesque walks, this two bedroom stone property with far reaching views to the rear over the rooftops of Wrexham and towards the Cheshire Plains, this property benefits from both gas central heating along with UPVC double glazing. With internal accommodation comprising an entrance hall, dining room, living room, kitchen and cloakroom WC and off the first-floor landing, two bedrooms and wet room. Externally to the front of the property is paved off road parking with gated side access leading, to a long tiered rear garden which is well presented and has a detached garage. The property is available with no onward chain.

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Externally Front

With paved off parking and a pedestrian gate opening to the front of the property and leading to two steps descending to access to the front door, with side access through a timber gate to the rear garden.

Entrance Hall

The property is entered through a UPVC or double glazed front door with stairs rising to the first floor accommodation and internal door opening to the dining room.



Dining Room

10'6 x 9'9

With exposed floorboards, radiator and inset ornamental fireplace and a window to the front elevation and door off open to the living room.

Living Room

13'1 x 9'9

With a continuation of the exposed floorboards to a lovely living room with a window facing the rear elevation, a radiator, under stairs storage cupboard and open through way to the kitchen and featuring a cast multifuel stove sat up on a stone hearth with a mantle above.



Kitchen

9'8 x 5'7

The kitchen is fitted with a range of shaker style wall, base and drawer units with work surface space housing a ceramic sink with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob and extractor hood along with a fridge and freezer. Slate effect tiled floor, radiator, a window to the side elevation with an opaque UPVC double glazed back door and open through way to a small utility area with plumbing for a washing machine, wall mounted gas combination boiler, a window facing the side elevation and doors opening to a cloakroom WC



Cloakroom WC

5'2 x 2'

Installed with a low level WC and corner wash hand basin with vanity unit below, a radiator and opaque window to the rear elevation.

First Floor Landing

Doors off opening to the wet room and both bedrooms.



Bedroom One

12' x 10'2

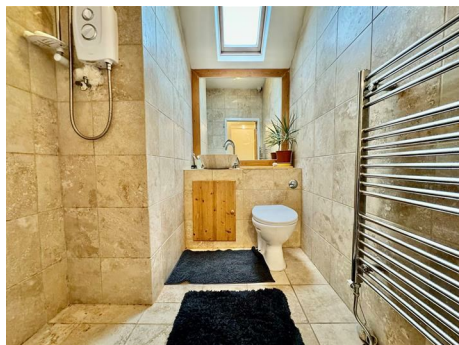
With exposed floorboards, a window facing the front elevation a radiator and folding doors open to double wardrobe with luggage cupboards above



Bedroom Two

9'8 x 7'5

Having a radiator and window facing rear elevation framing those reaching views over Wrexham into the Hills beyond



Wet Room

6'9 x 5'3 max

Installed with a wall mounted electric shower along with a hidden cistern low level WC with countertop mounted wash hand basin with mixer tap and mirror to the rear. The walls are fully tiled with a chrome heated towel rail, ceramic tiled and set within the ceiling is an extractor fan and a skylight.



Rear Garden

Side access to the rear garden leads to the first paved tier which offers elevated views of the garden with two steps down to another low maintenance tiered garden featuring slate chip and gold gravel, and a paved patio area and established shrubs. Three steps down leading to another tiered garden, this being predominantly paved with golden gravel borders and trellis gated access to a shrub and planted garden beyond. To the side of the garden is a shared pathway which offers access to the detached garage.



Garage

20'6 x 10'8

Detached pitch roof garage with power and light, single glazed windows to side and rear elevations, accessed through double timber doors and currently utilised as a studio however vehicle access could be gained by the removal of fence panels situated on the rear boundary

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.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 