

Vron Haul, Quarry Road, Brynteg, Wrexham, LL11 6AB
£169,950 MW46382



DESCRIPTION: Situated in a popular village location is this generous size 2 bedroom extended detached stone cottage which has accommodation to briefly comprise lounge, dining room, 2 reception rooms, fitted kitchen/breakfast room, cloakroom and to the first floor there are 2 bedrooms and a combined bathroom and wc. The accommodation is complimented by gas heating and UPVC double glazing and externally there are good size gardens and ample off road parking. As selling agents we would highly recommend an internal inspection of the property to fully appreciate the size of the accommodation on offer.

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right hand side, at the roundabout turn left past B&Q and at the next roundabout take the 2nd exit under the bypass, take the first right for New Broughton, continue past the village school taking a left turn onto Rose Hill and proceed up the hill to the T junction turning right onto Victoria Road and 1st left onto Quarry Road, continue along Quarry and the property will be noted on the right via the Molyneux for sale sign.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular village location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

LOUNGE: 14' 3" x 12' 0" (4.34m x 3.66m) Panelled radiator. Feature fireplace with inset living flame gas fire. Wood effect floor covering. Stairs rising to first floor. Door leading to front of property.



RECEPTION ROOM: 12' 1" x 11' 1" (3.68m x 3.38m) Panelled radiator. 2 Wall light points.



DINING ROOM: 14' 3" x 12' 1" (4.34m x 3.68m) Two panelled radiators. Wood effect floor covering. Fitted feature fire surround with inset living flame gas fire. Built in store cupboard.



RECEPTION ROOM 11' 1" x 12' 9" (3.38m x 3.89m) Panelled radiator. 2 Wall light points.



KITCHEN/BREAKFAST ROOM: 13' 10" x 13' 5" (4.22m x 4.09m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling with integrated appliances to include fridge freezer and dish washer. New cooker. Tiled floor



CLOAKROOM: Tiled floor. Fitted 2 piece suite comprising wc and wash hand basin.

STAIRS AND LANDING: Panelled radiator. Doors leading off to bedrooms and bathroom.

BEDROOM 1: 12' x 11' (3.66m x 3.35m) Panelled radiator. Built in storage. Wood effect floor covering. Window to front elevation.



BEDROOM 2: 12' x 8' 7" (3.66m x 2.62m) Panelled radiator. Fitted range of mirrored wardrobe facilities with sliding doors housing the wall mounted gas boiler. Window to rear elevation.



BATHROOM: Chrome style towel rail. Fitted 4 piece white suite comprising wc, wash hand basin, panelled bath and shower enclosure with fitted shower.



OUTSIDE: To the front of the property there are steps leading to the front entrance and paths to either side leading to the rear where there is a large drive providing ample of road parking for a number of vehicles. Outside store.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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