

Briarswood, Rhosrobin, Wrexham, Wrexham, LL11 4PX  
£199,950 MW46543



**DESCRIPTION:** Situated in a sought after and convenient location is this well presented 2 bedroom semi detached bungalow which offers spacious living accommodation to briefly comprise entrance hall, fitted kitchen with integrated appliances, lounge, garden room, inner hall, 2 bedrooms and shower room/wc. The accommodation is complimented by gas heating and UPVC double glazing and externally there are good size well presented gardens, a drive providing off road parking and a single garage. As selling agents we would highly recommend an inspection of the property to fully appreciate the accommodation on offer and the convenient location.. FREEHOLD. COUNCIL TAX BAND C.

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**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-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

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**DIRECTIONS:** From the agents Wrexham office proceed around the one way system to the mini roundabout on the corner of Grosvenor Road and continue straight across and proceed through Rhosssdu and on into Rhosrobin turning left onto Rhosrobin Road and in a short distance the development will be noted on the left, turn left into the development and keep right and continue into the cul de sac and the property will be noted via the Molyneux for sale sign.




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**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 and sought after 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.

**ENTRANCE HALL:** Tiled floor. Coved ceiling. Door leading to front of property.



**KITCHEN:** 8' 1" x 7' 10" (2.46m x 2.39m) The kitchen is fitted with a range of wall and base units with worktop surfaces and inset bowl and drainer sink unit with integrated appliances to include hob, extractor hood and oven. Space and plumbing for washing machine. Space for fridge/freezer. Tiled floor.



**LOUNGE:** 16' 7" x 9' 8" (5.05m x 2.95m) Panelled radiator. Textured and coved ceiling. Fitted feature fire surround with marble style hearth and relief. Wood effect floor covering. Tv point. Patio doors leading to garden room.



**GARDEN ROOM** 12' 9" x 9' 3" (3.89m x 2.82m) Wall mounted panel heater. Wood effect floor covering. Inset ceiling lighting. Patio doors leading to rear garden.



**INNER HALL:** Built in airing cupboard housing gas heating boiler. Doors leading off to bedrooms and bathroom.

**BEDROOM 1:** 11' x 7' 9" (3.35m x 2.36m) Panelled radiator. Fitted range of wardrobe facilities with mirrored sliding doors. Textured and coved ceiling. Wood effect floor covering. Window to side elevation.



**BEDROOM 2:** 8' 2" x 7' 9" (2.49m x 2.36m) Panelled radiator. Wood effect floor covering. Fitted wardrobe facilities. Patio doors leading to rear garden.



**BATHROOM:** Chrome style towel rail. Fitted 3 piece suite comprising wc, wash hand basin set in vanity unit and disabled bath/shower enclosure. Tiled walls.

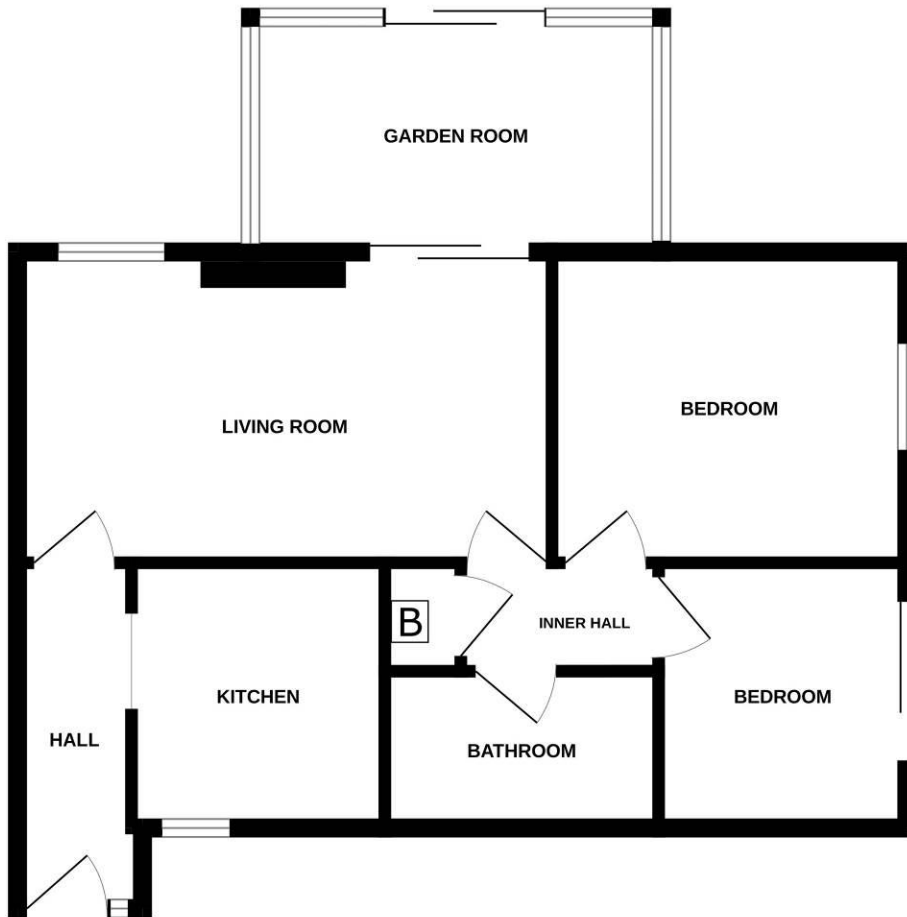


**OUTSIDE:** To the front of the property there is a drive providing off road parking and leading to the single garage with up and over door and power and lighting laid on. There is a gated access leading to the rear extremely generous size garden comprising a raised stocked flower bed with decorative gravel surround. The gardens extend to the side of the property which are lawned with borders and there is a paved patio area. Summer house. Outside tap. Outside lighting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
593 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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