

41 Heol Y Waen, Wrexham, LL11 4BP

O.I.R.O £170,000

A 3 bedroom semi detached house with detached garage and ample off road parking, in the popular village of Bradley, with good local amenities, transport links and Schools. The property briefly comprises of an Entrance Hallway, open plan living / dining room, Kitchen and Cloakroom to the ground floor and 3 Bedrooms and a Family Bathroom to the first floor. Externally there is a gravelled area to the front of the property with a driveway leading to the detached garage. To the rear of the property is a patio and lawned area. Viewing is essential to appreciate all this property has to offer.

Call Olivegrove on 01978 750234 to arrange a viewing.

Entrance Hallway

UPVC part glazed door and double glazed window to front elevation. Carpet to floor, Radiator, Light fitting, Understairs cupboard, Stairs rising and Doors of to:

Cloakroom



UPVC double glazed window to side elevation, Close coupled WC, Wall mounted basin, Light fitting.

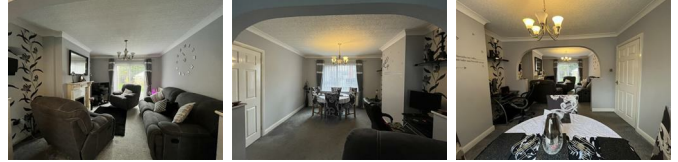
Kitchen 13'1" x 7'3" (3.99 x 2.23m)



A range of base wall and drawer units with complimentary work top over, Stainless steel 1 1/2 bowl sink. Integrated oven with hob and extractor over. Spaces for a fridge and freezer, Space and plumbing for washing machine and dishwasher.

Fully tiled wall and floor. UPVC double glazed window to rear and side elevation, UPVC glazed door to side elevation.

Open Plan Living / Dining Room 22'10" x 11'10" (6.98 x 3.62m)



UPVC double glazed window to front elevation and double glazed patio doors to the rear. Carpet to floor, 2 x Radiators, 2 x Light fittings, Marble Effect Fireplace with Gas Fire, Sockets and Switches.

Stairs / Landing

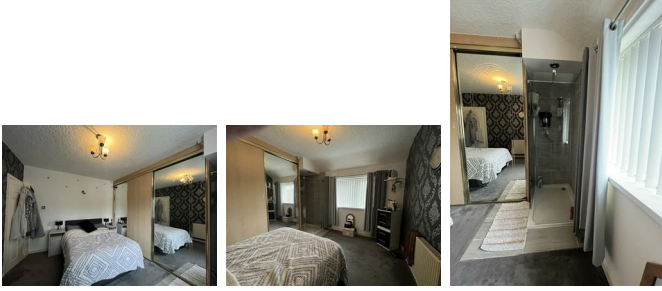
UPVC double glazed window to side elevation, Carpet to floor, Access to attic, Doors off to:

Family Bathroom 9'5" x 7'1" max (2.88 x 2.16m max)



UPVC double glazed window to front elevation, Fully tiled walls and floor. Close coupled WC, Panelled Corner bath with shower taps and Pedestal basin.

Bedroom 1 13'2" x 12'5" (4.03 x 3.80m)



UPVC double glazed window to rear elevation, Fitted Wardrobes, Glazed shower cubicle with tiled walls and electric power shower. Radiator, Light fitting and carpet to floor.

Bedroom 2 10'4" x 10'9" (3.17 x 3.28m)



UPVC double glazed window to front elevation, Carpet to floor, fitted wardrobes, Radiator and Light fitting

Bedroom 3 9'3" x 7'4" (2.82 x 2.26m)



UPVC double glazed window to rear elevation, Carpet to floor, Radiator and Light fitting

Externally

Front

To the front of the property there is a low maintenance gravel area with driveway leading to the detached garage.

Rear



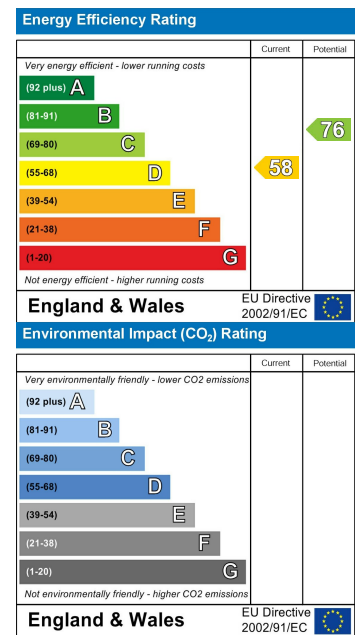
The rear of the property is mainly laid to lawn with a Patio area and bounded by fence panels.

Floor Plan

Area Map



Energy Efficiency Graph



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