



46 Heol Y Wal, Wrexham, LL11 4BY

£185,000

Welcome to this charming semi-detached house located in the popular village of Bradley. This property briefly consists of a living room, Eat in Kitchen, Conservatory, 3 bedrooms and a family Bathroom. Externally there is a driveway offering off road parking and gardens to the front & rear.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and envision the possibilities that await in this delightful property.

Entrance Hallway

Wood Effect Flooring, Radiator, Stairs rising and doors off to:

Kitchen / Diner 15'11" x 11'11" max (4.86 x 3.64m max)



UPVC double glazed windows to the front, rear and side elevations and part glazed door to the side elevation. Vinyl flooring, Radiator & light Fittings. A range of base, wall and drawer units with complimentary worktop over and inset white ceramic 1 1/2 bowl sink. Space & plumbing for Washing machine and spaced for slot in oven and fridge freezer.

Living Room 15'9" x 11'5" (4.81 x 3.48m)



UPVC double glazed window to front elevation and French doors through to the conservatory. Wood effect flooring, wall mounted electric fire, radiator and light fitting.

Conservatory 8'8" x 7'8" (2.65 x 2.35m)

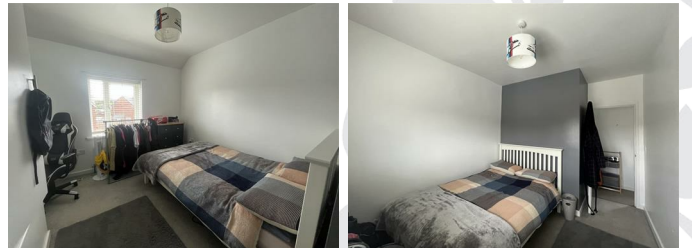


UPVC double glazed windows to the rear and side elevations and glazed door to the side elevation, polycarbonate roof and wood effect flooring.

Stairs / Landing

Carpet to floor, UPVC double glazed window to rear elevation, Access to attic and doors of to:

Bedroom 1 12'3" x 12'10" max (3.75 x 3.93m max)



UPVC double glazed window to front elevation, carpet to floor, Built in cupboard housing boiler, Radiator & Light fitting

Bedroom 2 8'0" x 11'6" (2.45 x 3.52m)



UPVC double glazed window to front elevation, carpet to floor, Radiator & Light fitting.

Bedroom 3 8'5" x 7'7" (2.57 x 2.32m)



UPVC double glazed window to rear elevation, carpet to floor, radiator & light fitting.

Family Bathroom 5'11" x 5'6" (1.82 x 1.70m)



UPVC double glazed window to rear elevation, vinyl flooring and part tiled walls. Radiator, extractor and light fitting. Panelled bath with power shower and glazed screen, pedestal basin and close coupled WC.

Externally

Front

The front of the property is mainly laid to lawn with a driveway offering offroad parking.

Rear



The rear garden is mainly laid to lawn with a paved patio, pergola and timber shed.



Floor Plan

Area Map



Energy Efficiency Graph

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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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