

31 Pen Y Bryn, Wrexham, LL13 7HU

£115,000

Located in Wrexham City Centre, this 2 bedroom terrace property benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making it convenient for commuting to nearby towns and cities.

The property briefly comprises of Entrance Hallway, Living Room, Dining Room and Kitchen to the ground floor. 2 Spacious Bedrooms and a Bathroom to the first floor. Externally there is a private enclosed courtyard with brick built sheds and a gate opening onto a spacious lawned area.

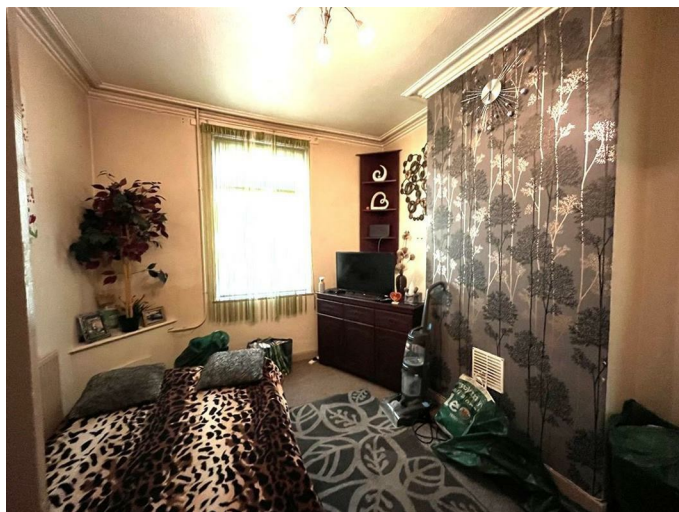
The property would benefit from some modernisation and is currently tenanted until 2nd August 2025.

To view contact olivegrove on 01978 750234.

Entrance Hallway

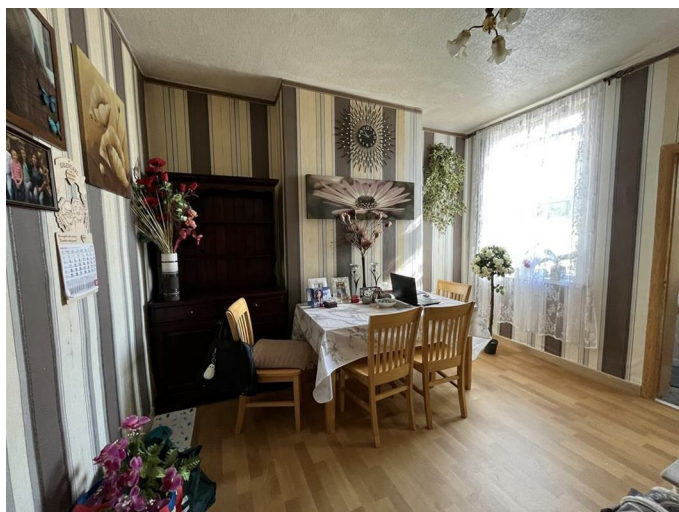
Laminate Flooring, Radiator, Light fitting, Stairs Rising and doors off to:

Living Room 11'10" x 10'0" (3.62 x 3.06m)



UPVC double glazed window to front elevation, Carpet to floor, Cupboard housing Gas meter, Radiator, Light fitting & Sockets.

Dining Room 10'0" x 12'2" (3.07 x 3.71m)



UPVC double glazed window to rear elevation, wood effect flooring, Radiator, Light fitting & Sockets.

Kitchen 8'10" x 8'1" (2.70 x 2.47m)

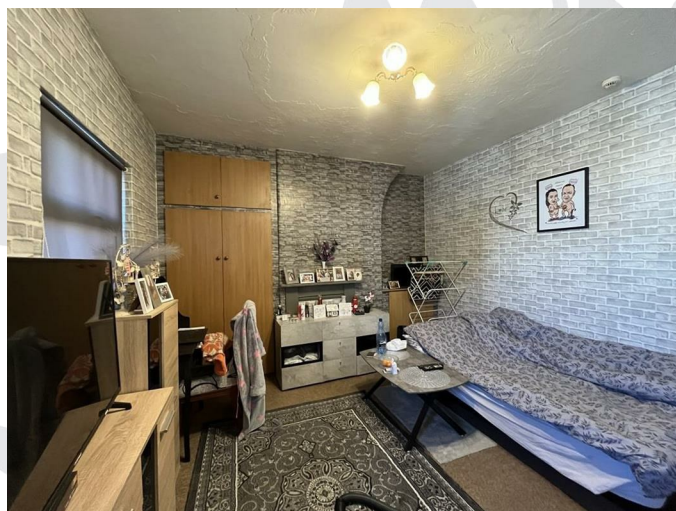


UPVC double glazed window and wooden door to side elevation, Tiled floor and part tiled walls, Understairs cupboard, Light fitting & Sockets. A range of base and wall units with complimentary worktop over, built in oven with electric hob and extractor over. Stainless steel sink, space and plumbing for washing machine and space for fridge freezer.

Stairs / Landing

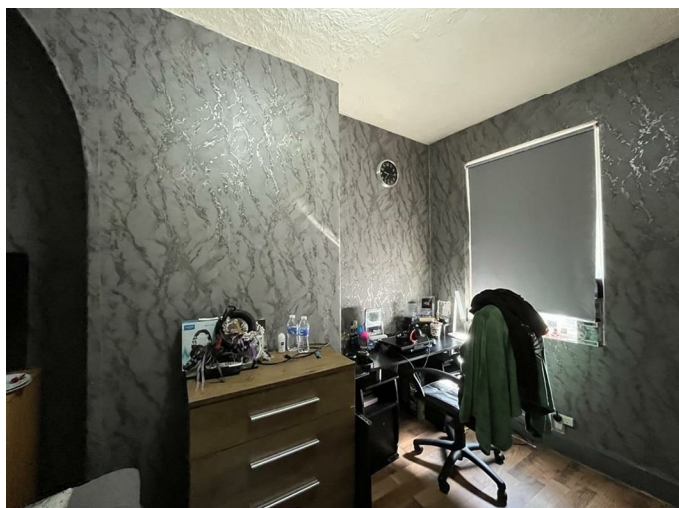
Carpet to stairs, Access to attic and doors off to:

Bedroom 1 13'6" x 11'9" (4.14 x 3.60m)



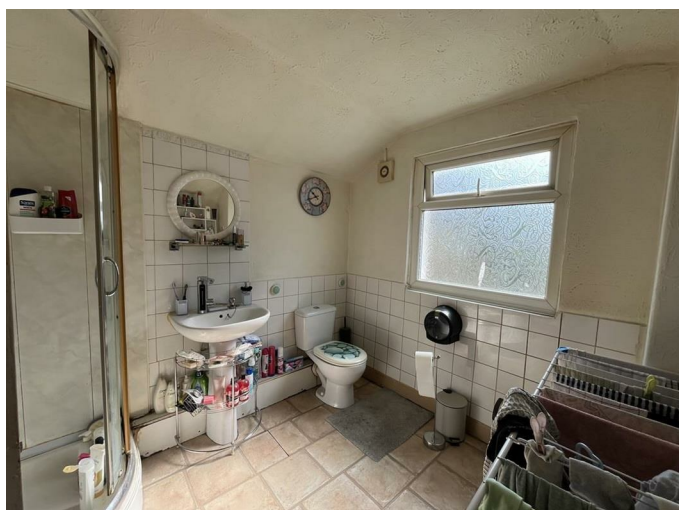
2 UPVC double glazed windows to front elevation, Carpet to floor, Built in Wardrobe & Cupboard. Radiator, Light fitting & Sockets.

Bedroom 2 12'2" x 8'4" (3.71 x 2.55m)



UPVC double glazed window to rear elevation, wood effect flooring, Radiator, Light fitting & Sockets.

Bathroom 8'0" x 9'2" (2.44 x 2.80m)



UPVC double glazed window to rear elevation, Tile effect flooring & Part tiled walls, Radiator and Light fitting. Glass shower enclosure with electric shower, Pedestal basin and close coupled WC.

Externally

Courtyard

Courtyard area with brick outhouses with light and power, gate to shared access path and then onto:

Garden



Large Garden mainly laid to lawn bounded by fence panels and walls.

Floor Plan

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

