



## Bryn Coch, Wrexham LL11 3DN

### £264,000

Located in a sought-after area close to Wrexham City Centre, this beautifully presented three-bedroom semi-detached home is ideal for families offering spacious and versatile accommodation arranged over three floors.

The ground floor welcomes you with a generous entrance hallway which leads to a contemporary kitchen with space for dining and a bright living room with French doors opening onto the rear patio. The first floor provides two well-proportioned bedrooms and a stylish three-piece family bathroom, while the impressive top floor principal suite benefits from built-in wardrobes, a skylight, and a modern en-suite shower room. Externally, the property features a low-maintenance rear garden with artificial lawn and patio area, an outdoor tap, side access gate, and an allocated parking space to the rear. The property benefits from a garage which is leasehold. To the front is a paved walkway and steps leading to the front entrance.

Situated on Bryn Coch, Wrexham, the property enjoys convenient access to local schools such as Ysgol Clywedog, supermarkets and eateries as well as excellent transport links into Wrexham city centre and beyond. Wrexham Maelor Hospital is located within walking distance, making an ideal spot for healthcare and commuters alike.

- BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME
- CONTEMPORARY OPEN PLAN KITCHEN/DINER
- THREE WELL-PROPORTIONED BEDROOMS
- MODERN FAMILY BATHROOM
- ALLOCATED PARKING AND GARAGE
- IDEAL FOR FAMILIES
- AMPLE LIVING ROOM
- TOP FLOOR PRINCIPAL SUITE WITH EN-SUITE
- EASY-TO-MAINTAIN REAR GARDEN
- MUST BE VIEWED TO BE APPRECIATED!



## Entrance Hallway

Welcoming entrance hallway with ceiling light points, radiator, doors into the living room and downstairs w.c., opening into the kitchen, stairs rising to the first floor and storage cupboard with and extractor fan and plumbing for a washing machine.

## Lounge

A spacious living room with uPVC double glazed French doors to the rear, ceiling light point, radiator, laminate flooring and door into useful storage cupboard.

## Kitchen/Dining Room

An impressive fitted kitchen featuring a range of wall, drawer and base units with complimentary worktop over incorporating a 1.5 stainless steel sink and drainer unit. Integrated appliances to include electric oven, four ring gas hob with extractor over, fridge-freezer and dishwasher. Ceiling spotlights, ceiling light points and part tiled walls.

The kitchen features ample space for a dining area with a uPVC double glazed window to the front elevation, radiator and a continuation of laminate flooring.

## Downstairs W.C.

Two-piece suite housing a low-level W.C. and hand wash basin set on a floating unit. Radiator, laminate wood effect flooring and UPVC double glazed window to the front elevation.

## First Floor Landing

UPVC double glazed window to the front elevation, carpet, radiator, ceiling light point, stairs rising to the second floor and doors off to bedroom two, three and the bathroom.

## Bedroom Two

UPVC double glazed window to the rear elevation, radiator, ceiling light point, access to eaves storage/loft, built-in wardrobe and carpet flooring.

## Bedroom Three

UPVC double glazed window to the front elevation, radiator, ceiling light point and carpet flooring.

## Bathroom

A modern three-piece suite housing a low-level W.C, hand wash basin and panelled bath with shower over. Chrome heated towel rail, shaving point, part tiled walls, parquet-effect flooring, ceiling spotlights and extractor fan. UPVC double glazed window to the rear elevation.

## Second Floor Landing

Carpet, ceiling spotlight and door into bedroom one.

## Bedroom One

An impressive second floor main bedroom with UPVC double glazed window to the front elevation and skylight to the rear elevation, built-in wardrobe, radiator, ceiling light point, dressing area and door into en-suite.

## En-Suite

A contemporary three piece suite housing a low-level W.C., hand wash basin with mixer tap over set in a floating vanity unit and walk-in shower. Chrome heated towel rail, part tiled walls, patterned tiled floor, ceiling spotlights, extractor fan and uPVC skylight to the rear elevation.

## Outside

To the front of the property is a paved pathway which provides access to steps leading up to the front door. There is a decorative slate front garden with established shrubberies,

To the rear of the property is a predominantly artificial lawned garden which features a decked seating area to the back. There is a patio area leading on from the French doors. The garden is bordered by a wooden fence and has a gate which leads to the side of the property. To the side the property benefits from having a designated parking



space. In front of this is a leasehold garage for the property.

### ADDITIONAL INFORMATION

Service charge of £20 a month. The garage for the property is a leasehold term, with 999 years remaining from 1st January 2006. Service charge £20 per month.

### IMPORTANT INFORMATION

\*Material Information interactive report available in brochure section. \*

**MONEY LAUNDERING REGULATIONS 2003**  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

### MORTGAGES

Our recommended experienced independent

Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

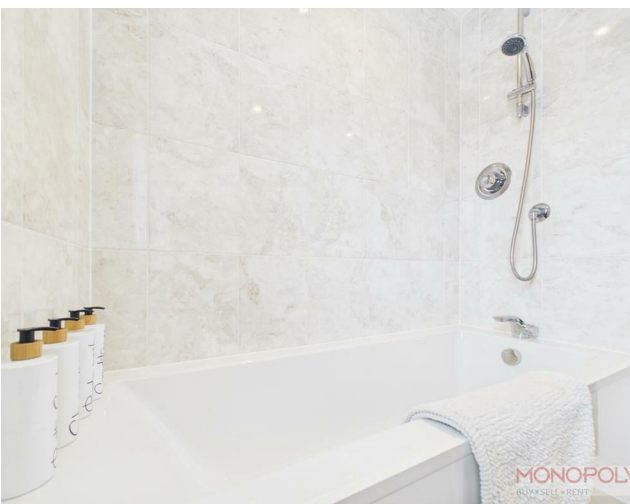
Please remember that you should not borrow more than you can safely afford.

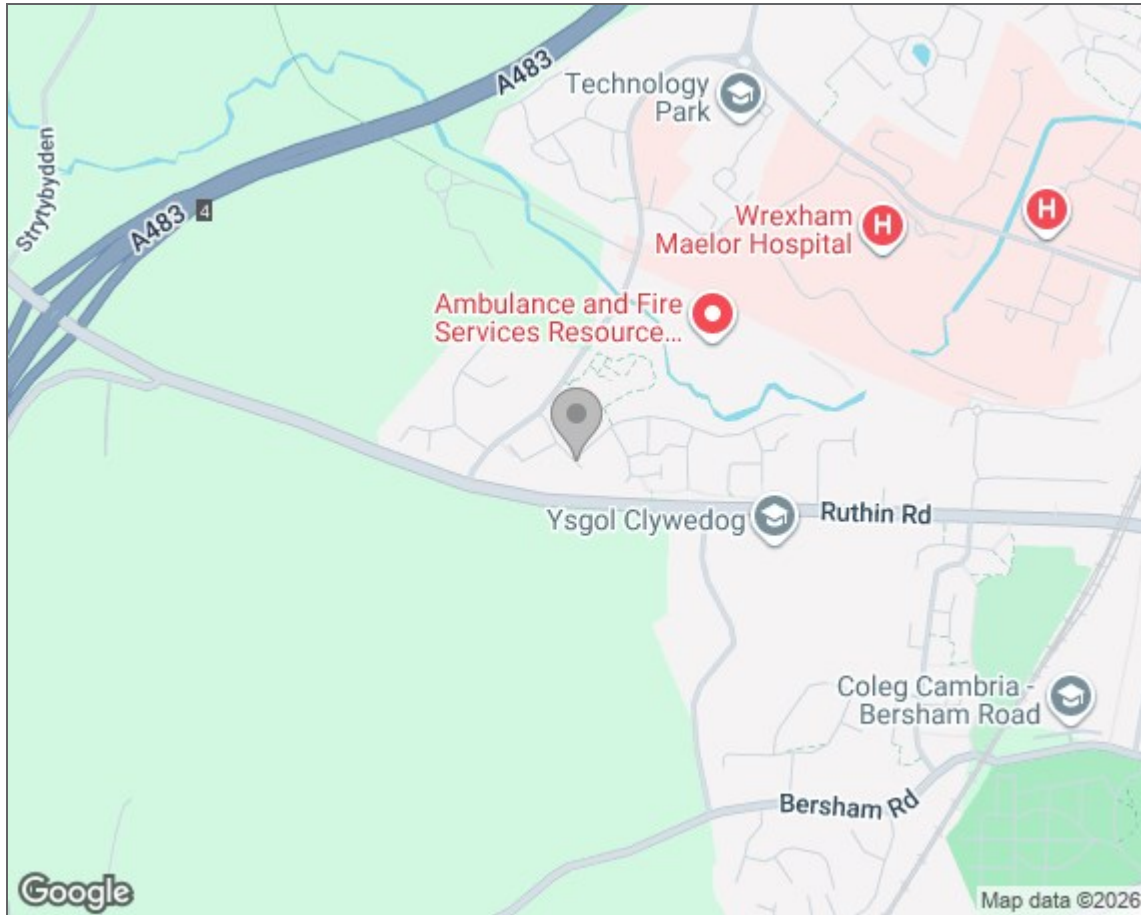
Your home maybe repossessed if you do not keep up repayments on your mortgage











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	89

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	78

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