

Penygraig Road

MW46666



ROSEVILLE

£235,000

Roseville, Penygraig Road, Brymbo, Wrexham, LL11 5AE
£235,000 MW46666



DESCRIPTION: Situated in a popular village location is this modern style 3 bedroom detached property with internal accommodation to briefly comprise entrance hall, cloakroom, fitted kitchen diner with integrated appliances, lounge and to the first floor there is the master bedroom with ensuite, 2 further bedrooms and a family bathroom. The accommodation is complimented by gas heating and UPVC double glazing and externally there is a drive providing off road parking and gardens to the front and rear. **VIEWING HIGHLY RECOMMENDED. FREEHOLD. COUNCIL TAX BAND D.**

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

DIRECTIONS: From the Wrexham office proceed out of the City passing the football ground on the right hand side, at the mini roundabout turn left past B&Q and continue to the next roundabout taking the 2nd exit under the bypass, proceed through Caego, New Broughton, Southsea and on into the Lodge on reaching the T junction proceed straight across and continue up the hill to the T junction turning right and first left onto Blast Road, continue up Blast Road until Penygraig Road will be noted on the right, turn right and the property will be noted on the left via the Molyneux for sale sign.

LOCATION: Situated in a popular village 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: Stairs rising to first floor. UPVC front entrance door.



CLOAKROOM: Panelled radiator. Fitted 2 piece white suite comprising wc and wash hand basin.



KITCHEN/DINER: 17' 6" x 8' 6" (5.33m x 2.59m) Panelled radiator. The kitchen is fitted with a comprehensive range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood and oven. UPVC side entrance door.



LOUNGE: 17' 7" x 11' 3" (5.36m x 3.43m) Panelled radiator. Inset ceiling lighting. Fitted living flame coal effect gas fire set in a feature surround. French doors leading to rear garden.



STAIRS AND LANDING: Loft access. Doors leading off to bedrooms and bathroom.



BEDROOM 1: 13' 3" x 11' 3" (4.04m x 3.43m) Panelled radiator. Window to front elevation.



ENSUITE: Chrome style towel rail. Fitted 3 piece suite comprising wc ,wash hand basin and tiled shower enclosure with fitted shower. Half tiled walls.



BEDROOM 2: 9' 7" x 8' 7" (2.92m x 2.62m) Panelled radiator. Window to front elevation.



BEDROOM 3: 9' 1" x 6' 10" (2.77m x 2.08m) Panelled radiator. Window to front elevation.



BATHROOM: 8' 7" x 7' 4" (2.62m x 2.24m) Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with mixer taps and shower attachment. Half tiled walls.



OUTSIDE: To the front of the property there are lawned gardens and a drive providing off road parking. To the rear there are enclosed gardens comprising a paved patio area and lawned gardens with raised flower/shrub borders



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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