

Brynydd | Ponciau | Wrexham | LL14 1HT

Offers in the region of £110,000

ROSE RESIDENTIAL

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This two bedroom mid terraced property offers well-proportioned accommodation, making it an ideal purchase for first-time buyers or investors alike. The ground floor features an attractive open-plan lounge and kitchen, with a rear hallway providing useful additional storage and appliance space, together with access to a stylish bathroom. To the first floor are two bedrooms. Externally, the property benefits from an enclosed, low-maintenance rear courtyard garden, providing a pleasant space for outdoor seating, along with driveway parking for one vehicle conveniently located at the end of the terrace.







Entrance

A front facing UPVC door opens directly into the open plan Lounge and Kitchen

Open Plan Lounge and Kitchen

20'7" x 10'5" (6.28m x 3.19)

A spacious open-plan kitchen/dining room providing an excellent sociable living space. The kitchen is fitted with a range of contemporary range of fitted base and drawer units complemented by solid wood work surfaces, tiled splashbacks and open shelving, together with space for a range-style cooker and space for an undercounted fridge/freezer. A rear facing UPVC double glazed window provides natural light, while the kitchen opens seamlessly into the Lounge, which features an attractive fireplace with wooden surround, wood flooring and a front facing UPVC double glazed window.











Utility Room/Rear Hallway

5'0" x 4'3" (1.54m x 1.31m)
Providing space and plumbing for appliances including a washing machine and tumble dryer, with a side facing UPVC, part glazed, door which leads to the rear garden.

Ground Floor Bathroom

Fitted with a three piece suite comprising a low-level WC, pedestal wash hand basin and panelled bath with electric shower over. The bathroom benefits from fully tiled walls and flooring, a side facing UPVC double glazed window with privacy glass, radiator and inset ceiling spotlights.

Stairs & Landing

Carpeted stairs lead up to the first floor landing which provides access to both bedrooms.

Bedroom One

10'4" x 11'1" (3.16m x 3.38m)
A well proportioned double bedroom benefiting from a front facing uPVC double glazed window, radiator and fitted carpet.

Bedroom Two

7'5" x 9'5" (2.28m x 2.89m)
A spacious single bedroom featuring a side facing UPVC double glazed window, fitted carpet, and a radiator.

External

To the rear is an enclosed, low maintenance courtyard garden, providing a pleasant and private space for outdoor seating. The garden features a combination of gravel and paved areas and is enclosed by boundary walls and timber fencing. In addition, the property benefits from driveway parking for one vehicle, located at the end of the terrace.

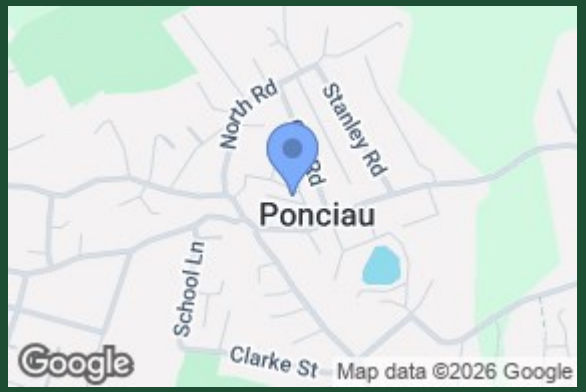
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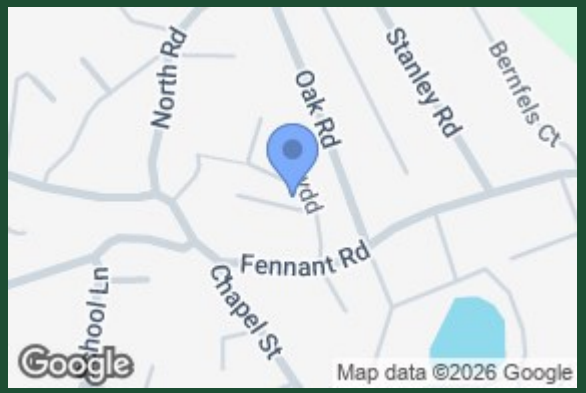
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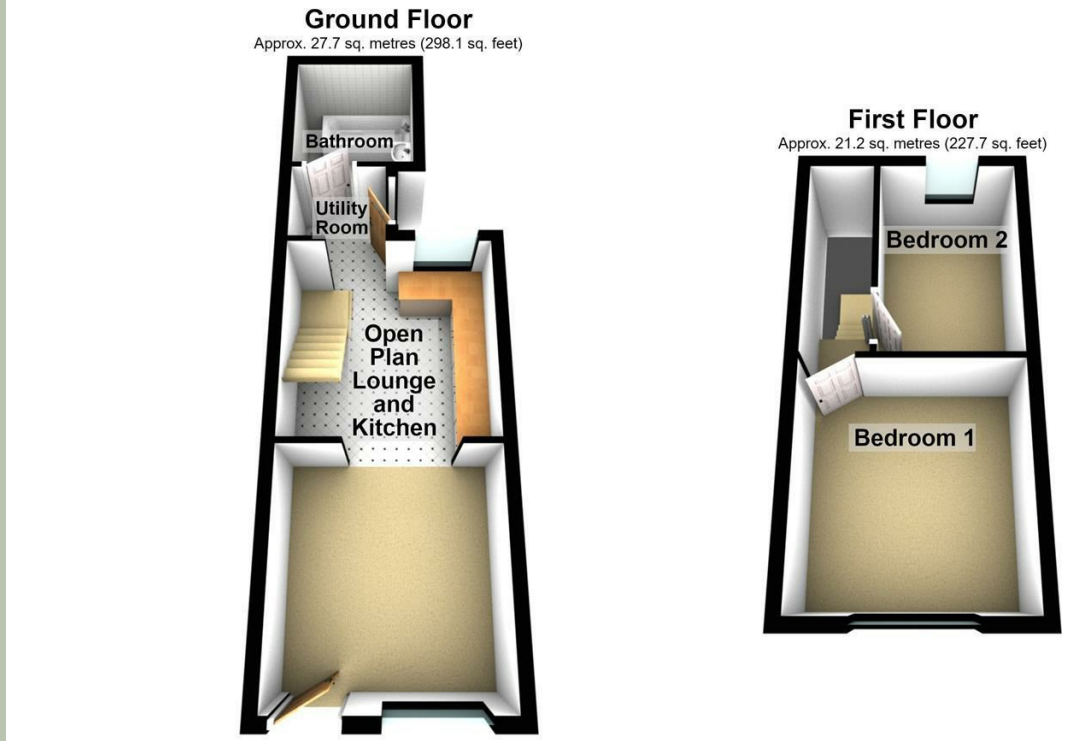
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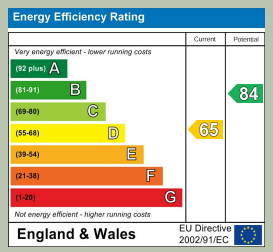








Total area: approx. 48.9 sq. metres (525.8 sq. feet)



Wrexham

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