Long Lane | Brynteg | Wrexham | LL11 6LR

Offers in the region of £185,000

ROSE RESIDENTIAL

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This spacious three bedroom property offers generously proportioned accommodation throughout, complemented by impressive far reaching views towards Brymbo and Coedpoeth. The accommodation includes a bright dual-aspect lounge, modern fitted kitchen, conservatory overlooking the rear garden and a contemporary ground floor bathroom. To the first floor are three well proportioned bedrooms, with the second bedroom enjoying attractive views. Externally, the property benefits from ample off-road parking to the front and a particularly generous rear garden, predominantly laid to lawn with a paved patio seating area, garden store and shed.

Porch & Entrance

A UPVC double glazed entrance door opens into the porch, which benefits from a front facing UPVC double glazed window and tiled flooring. A further glazed door provides access into the main hallway.

Hallway

A welcoming entrance hall with tiled flooring and a staircase rising to the first floor landing. Doors provide access to the lounge, kitchen and bathroom.

Lounge

16'4" x 11'1" (4.99m x 3.39m)

A bright and spacious dual-aspect reception room featuring UPVC double glazed windows to both the front and rear elevations, enjoying pleasant views and allowing plenty of natural light to fill the space. The room also benefits from a radiator, fitted carpet and chimney breast.

Kitchen

11'8" (max) x 8'4" (3.57m (max) x 2.56m)

Fitted with a modern range of wall, base and drawer units complemented by work surfaces and splashback tiling, incorporating a stainless steel sink unit. There is space for a cooker with extractor hood over, together with space and plumbing for a washing machine and dishwasher. The kitchen also benefits from a breakfast bar area, wall-mounted boiler, tiled flooring and a side facing UPVC double glazed window, while a door provides access into the conservatory.

Conservatory

11'3" x 10'0" (3.44m x 3.05m)

An excellent addition to the property, the conservatory is constructed with half brick walls with UPVC double glazed panels and a polycarbonate roof. Enjoying a pleasant outlook over the rear garden, central French doors provide direct access outside, while the room is further complemented by wood-effect laminate flooring and a radiator.

Shower Room

Appointed with a modern three-piece suite comprising a close-coupled WC, wash hand basin with mixer tap set within a vanity unit, and a corner shower enclosure with mains-fed thermostatic shower. The bathroom is further complemented by pvc wall panelling, tiled flooring, a side facing UPVC double glazed window, chrome heated towel rail and extractor fan.

Stairs & Landing

A carpeted staircase rises from the entrance hallway to the first floor landing, where doors provide access to all first floor rooms. The landing also benefits from a rear facing UPVC double glazed window, allowing plenty of natural light into the space.

Bedroom One

16'4" x 8'8" (5.00m x 2.65m)

A spacious and well proportioned bedroom enjoying an excellent amount of natural light from two side facing UPVC double glazed windows. The room is further complemented by fitted carpet, a radiator and ample space for a range of bedroom furniture.

Bedroom Two

7'10" (max) x 14'2" (2.41m (max) x 4.34m)

Another well proportioned bedroom benefiting from a front facing UPVC double glazed window, enjoying pleasant far reaching views towards Brymbo and Coedpoeth. The room is further complemented by fitted carpet and a radiator.

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Bedroom Three

8'1" x 8'4" (2.48m x 2.56m)

A good sized third bedroom benefiting from a rear facing UPVC double glazed window overlooking the garden, fitted carpet and a radiator. A particular feature of the room is the attractive cloud-effect ceiling with integrated LED lighting.

External

To the front, a generous gravelled driveway provides ample off-road parking alongside a lawned garden, with gated access leading to the rear. The generous rear garden is predominantly laid to lawn and benefits from a paved patio seating area, ideal for outdoor entertaining.

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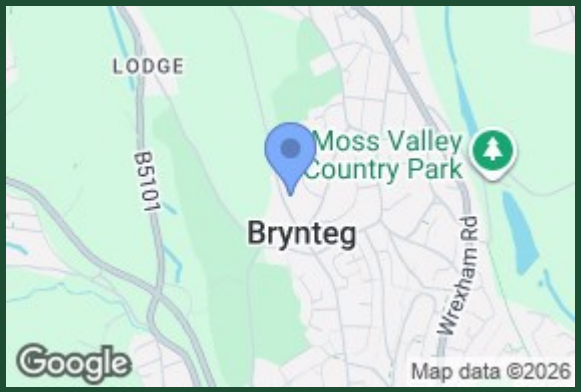

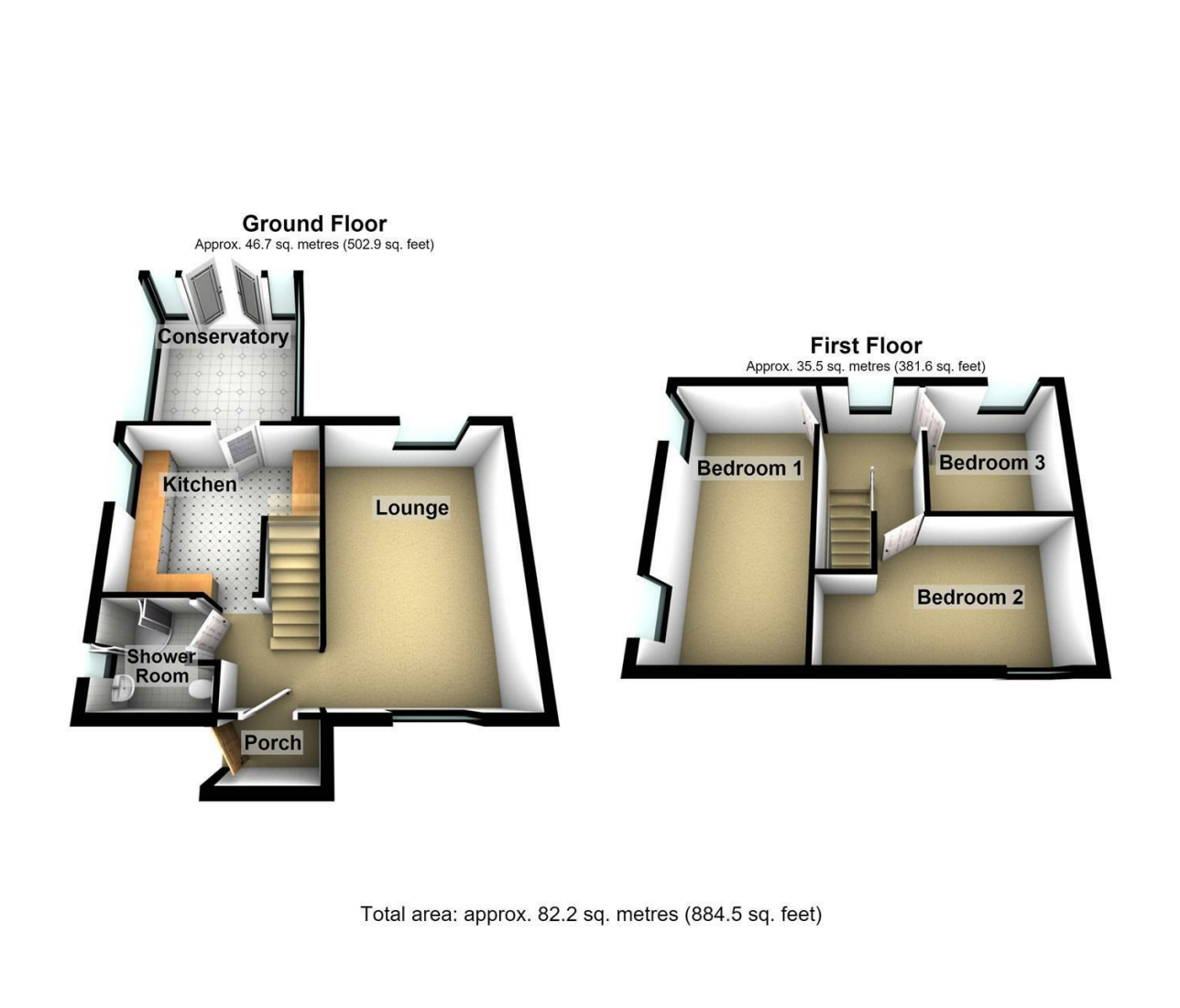

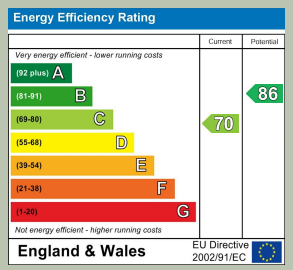

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