



Bryn Offa | | Wrexham | LL13 7UE

Offers in the region of £175,000



ROSE RESIDENTIAL

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This well presented, two bedroom, property offers spacious and practical accommodation. The ground floor comprises a welcoming lounge with feature gas fire and a generously sized kitchen/dining room with ample space for a dining table and patio doors opening onto the rear. To the first floor are two well-proportioned double bedrooms and a surprisingly spacious four-piece bathroom. The property also benefits from a useful external utility room with additional storage. Externally, there is off-road parking for two vehicles to the front and an enclosed, gated rear yard with a raised flower bed, which also offers potential to create further off-road parking if desired.

Entrance & Hallway

A part glazed composite entrance door opens into the hallway, where a staircase rises to the first-floor accommodation and a door provides access into the lounge.

Lounge

12'8" x 11'4" (3.88m x 3.46m)

A welcoming reception room featuring wood effect laminate flooring and a front facing bow UPVC double glazed window, allowing plenty of natural light into the space. A coal-effect gas fire with decorative surround creates an attractive focal point, while a further door provides access through to the kitchen.





Kitchen/Diner

15'10" x 11'3" (4.84m x 3.44m)

A generously sized kitchen/dining room fitted with a range of matching wall, base and drawer units complemented by work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven and grill, together with a four-ring gas hob and stainless steel extractor hood above. A freestanding dishwasher, fridge and freezer are also included within the sale. There is ample space to accommodate a dining table, while the room further benefits from a radiator, wall-mounted gas boiler, useful understairs storage cupboard and part-tiled walls. Patio doors provide direct access to the rear garden.

Utility Room

4'7" x 5'10" (1.42m x 1.79)

This particularly useful space has been incorporated within the rear outbuilding and provides dedicated space for a washing machine and tumble dryer. Beyond the utility area is a further storage space, ideal for use as a garden shed or general storage.

Stairs & Landing

Stairs lead from the hallway to the first floor landing which provides access to the bedrooms and family bathroom, together with a loft hatch providing access to the loft space.

Bedroom One

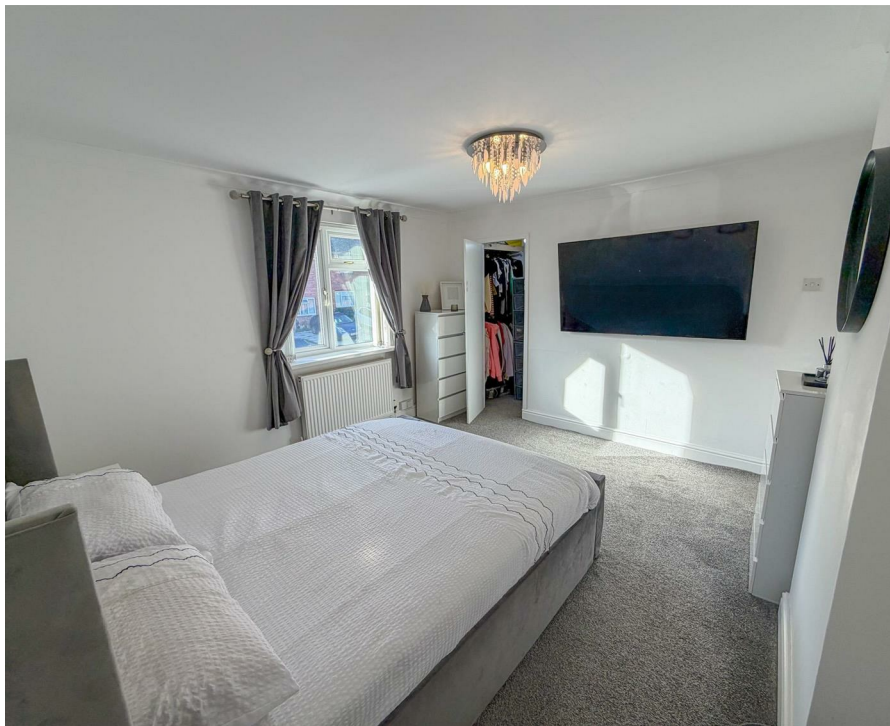
12'9" x 11'4" (3.90m x 3.47m)

An extremely well proportioned double bedroom benefiting from a front facing UPVC double glazed window, fitted carpet and a radiator. The room also features a useful built-in wardrobe positioned over the stairs, complete with internal lighting.

Bedroom Two

9'8" x 11'3" (2.95m x 3.45m)

A further well proportioned double bedroom benefiting from a rear facing UPVC double glazed window, radiator and fitted carpet.





Bathroom

A surprisingly spacious bathroom fitted with a four piece suite comprising a low-level WC, wash hand basin set within a vanity unit, panelled bath and separate shower enclosure with electric Triton shower. The room is further complemented by fully tiled walls, tiled flooring and a rear facing UPVC double glazed window with privacy glass.

External

To the front, the property benefits from off road parking for two vehicles. To the rear is a fully enclosed and gated yard with a raised flower bed, providing a secure and low-maintenance outdoor space. The rear also offers potential to provide additional off-road parking, although this area has currently been fenced off by the vendors.

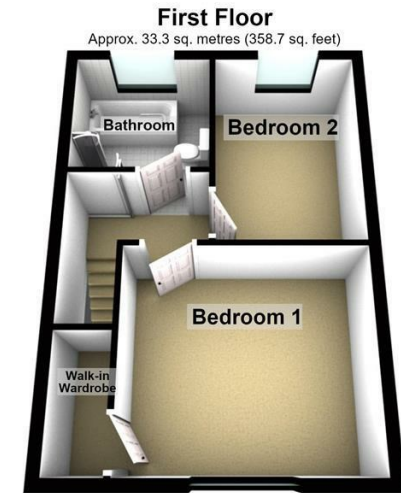
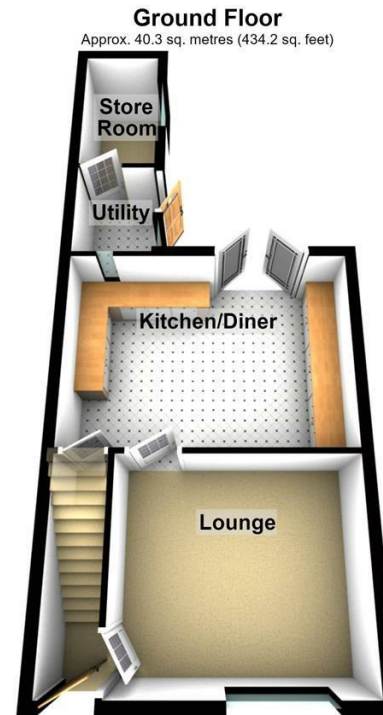
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We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.



Total area: approx. 73.7 sq. metres (793.0 sq. feet)

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	

Wrexham

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