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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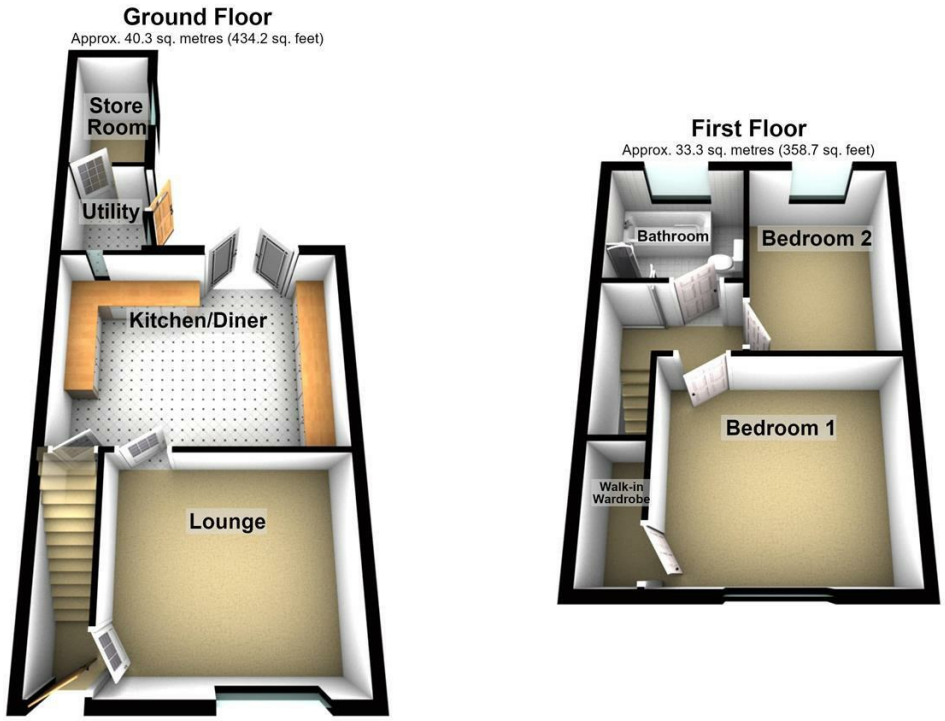
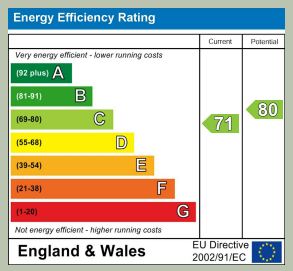


Total area: approx. 73.7 sq. metres (793.0 sq. feet)



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