

BOWEN

PROPERTY SINCE 1862



Offers in the region of £145,000

2 Woodview, Brynisa Road, Brynteg,
Wrexham LL11 6NP

🏠 2 Bedrooms

🚿 1 Bathroom

2 Woodview, Brynisa Road, Brynteg, Wrexham LL11 6NP



General Remarks

NO CHAIN. A mature effectively modernised two bedroom semi-detached village property with all mod cons and off-road parking situated on an unmade road with far reaching views towards the Cheshire Plain.

This turn of the twentieth century semi-detached property has recently been redecorated and carpeted and is ready to walk into. It comprises a front lounge, dining room with useful utility area off, kitchen with white fronted units, built-under electric oven and inset gas hob, bathroom with over-bath shower. Upstairs the landing leads to two bedrooms, the front double with far reaching views over the Moss Valley towards the Cheshire Plain. The house has a re-tiled main roof, gas combi central heating and PVCu double glazing. IDEAL FIRST TIME BUY.

Location: The property is situated on a quiet unmade road close to the centre of the village. Brynteg is situated some three miles from Wrexham and only two from Sainsbury's roundabout from where the A483 gives dual carriageway access to Chester (11 miles) and the NW motorway network. Village amenities include a Primary School, Pharmacy, Moss Valley Country Park and a choice of Takeaways and Convenience Stores.

Constructed of brick-faced external walls beneath a re-tiled roof.

Accommodation

On The Ground Floor:

Lounge: 12' 0" x 11' 11" (3.65m x 3.63m) Approached through a PVCu panelled door with matching picture windows taking advantage of the views. Two double power points. Television aerial point.

Dining Room: 12' 0" x 9' 10" (3.65m x 2.99m) Including staircase leading off. Radiator. Two double power points. Opening to:

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Your home may be repossessed if you do not keep up repayments on your mortgage

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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Useful Utility Area: 5' 4" x 4' 2" (1.62m x 1.27m) with radiator, two double power points and plumbing for a washing machine.

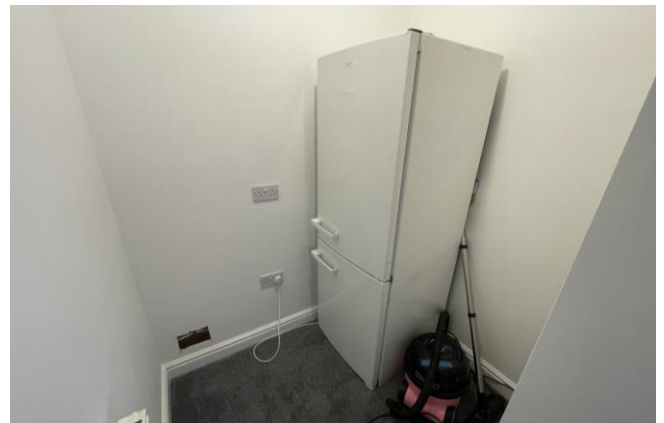
Kitchen: 11' 11" x 5' 8" (3.63m x 1.73m) Fitted white laminate fronted units including a single drainer stainless steel sink unit inset into a range of four-doored base units including one corner cabinet, one drawer pack and extended work surfaces, beneath which there is a "Lamona" electric oven. Inset gas hob with a filter hood above set between a total of four-doored suspended wall cabinets, one concealing the "Alpha" combination gas-fired boiler. Four double power points exposed with concealed spurs for

appliances. Radiator. Smoke alarm. Part double glazed PVCu framed external door.

Bathroom: 9' 5" x 6' 4" (2.87m x 1.93m) Fitted three piece white suite comprising a panelled bath with a shower screen and mains thermostatic shower above, pedestal wash hand basin with monobloc mixer tap attachment and close coupled dual flush w.c. Radiator. Part tiled walls. Extractor fan.

On The First Floor:

Landing: 10' 0" x 5' 5" (3.05m x 1.65m) Double power point. Smoke alarm.





Bedroom 1: 12' 2" x 12' 0" (3.71m x 3.65m) maximum. Radiator. Two double power points. Open Reach telephone point. Picture window with extensive views.

Bedroom 2: 13' 2" x 6' 3" (4.01m x 1.90m) Ornamental Victorian-style fireplace surround. Radiator. Two double power points. Loft access-point.

Outside: Hard surfaced Parking Area to the front with a flight of steps leading to a flagged and gravel covered front Seating Area. Pedestrian side path to a small rear yard with raised garden area beyond covered with artificial grass.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Alpha" gas-fired combination boiler concealed within the kitchen units. The property is wired for a BT telephone system.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Note: The recently laid fitted carpets are to be included at the sale price.

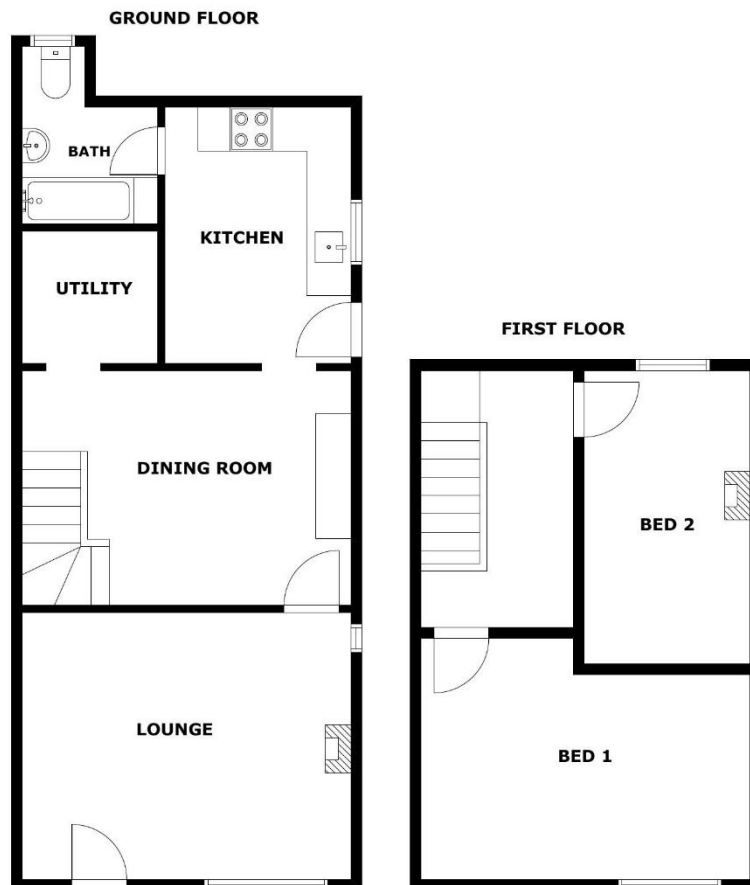
EPC: EPC Rating – 69|C.

Council Tax Band: The property is valued in Band "B".

Directions: For satellite navigation use the post code LL11 6NP. Leave the city centre on the Mold Road continuing past the Football Ground and at the roundabout turn left into Berse Road (in front of B&Q). At the next roundabout turn right under the flyover bridge and turn next right again into Gatewen Road. Keep ahead and pass through the traffic calming measures passing through New Broughton. Ascend the hill towards Brynteg and half-way up turn left into Victoria Road opposite the Kebab Takeaway on the right. After passing a row of modern houses turn left onto Brynisa being an unmade road. After about 50 yards turn sharp right and the property will be observed after a similar distance on the right-hand side.



Approx. 67.1 m²// 722 sq ft



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