

Town & Country

Estate & Letting Agents

Brynisa Road, Brynteg, Wrexham

£225,000



Situated on an unadopted road close to the centre of this popular village, the property enjoys convenient access to Wrexham, local motorway networks, and a range of amenities and facilities.

This spacious detached four-bedroom home requires a degree of modernisation but offers excellent potential. Benefiting from gas central heating and double glazed windows, the accommodation briefly comprises an entrance hall with cloakroom/WC, generous living room opening through glazed double doors to the dining room, kitchen with utility room, and a first-floor landing leading to four bedrooms, the principal of which benefits from an en suite, together with the family bathroom.

Externally, the property offers gravelled off-road parking to the front and side, while the rear garden, although requiring attention, enjoys a sought-after southerly aspect.

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DESCRIPTION

Situated on an unadopted road close to the centre of this popular village, the property offers easy access to Wrexham, motorway links, and local amenities. This spacious four-bedroom detached home requires some modernisation but offers excellent potential. Benefiting from gas central heating and double glazing, the accommodation comprises an entrance hall with cloakroom/WC, living room opening to the dining room, kitchen with utility, four first-floor bedrooms (including a principal bedroom with en suite), and a family bathroom. Externally, there is gravelled off-road parking to the front and side, along with a south-facing rear garden requiring some attention.



LOCATION

The Firs is situated within the popular village of Brynteg, a well-established residential area lying on the outskirts of Wrexham. The location offers a range of convenient local amenities including shops, schools and recreational facilities, together with access to scenic countryside walks. Wrexham city centre is within easy reach and provides a wider selection of retail, leisure and educational facilities. Excellent road links via the A483 allow convenient commuting to Chester, Oswestry, Shrewsbury and the wider North West.

ENTRANCE HALL

The property is entered via a glazed timber-panel front door opening into the entrance hall. Features include a radiator, staircase with spindle balustrade rising to the first floor, useful understairs storage cupboard, and doors leading to the living room, utility room and cloakroom/WC.



CLOAKROOM W/C

Fitted with a low-level WC, wall-mounted wash hand basin, radiator, and an opaque window to the side elevation.



DINING ROOM

12 x 10'2

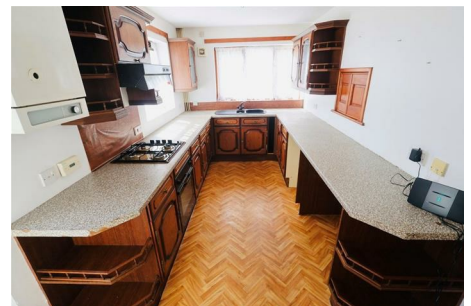
Having a serving hatch from the kitchen, radiator, and double glazed patio doors opening onto the rear garden.



LIVING ROOM

22'8 x 12'5 (max)

A spacious reception room featuring a window to the front elevation with radiator beneath, fitted storage cabinets, a further radiator, and a living flame gas fire set within an Adam-style surround. Glazed double doors open into the dining room, while a further door leads to the kitchen.



KITCHEN

14'6 x 7'6

Fitted with a range of dark oak-effect wall, base and drawer units complemented by ornamental handles and generous work surface space incorporating a stainless steel one-and-a-half bowl sink unit with mixer tap. Integrated appliances include an oven, hob and extractor hood. There is space for an under-counter fridge and freezer, while the wall-mounted gas central heating boiler is also housed here. The kitchen benefits from windows to both the rear and side elevations, a radiator, and a timber-panel rear door providing access outside. A further door leads to the utility room.



UTILITY ROOM

7'6 x 5'3

Providing space and plumbing for a washing machine, radiator, and a window to the side elevation.

FIRST FLOOR LANDING

With a continuation of the spindle balustrade from the entrance hall, the landing features a window to the side elevation enjoying far-reaching views, radiator, loft access, airing cupboard, and doors leading to all four bedrooms and the family bathroom.



BEDROOM ONE

11'5 x 10'5

Featuring a built-in double wardrobe, window overlooking the rear garden with radiator beneath, and a door leading to the en suite.



EN SUITE

10 x 5'8

An L-shaped en suite fitted with a separate shower enclosure with electric shower,

low-level WC, wall-mounted wash hand basin, radiator, and opaque window to the side elevation.



BEDROOM TWO

12'4 x 8'9

Having a window to the front elevation with radiator beneath and a built-in double wardrobe.



BEDROOM THREE

11'6 x 5'8

With a built-in wardrobe, window to the rear elevation and radiator.



BEDROOM FOUR

8'1 x 7'6

Featuring a window to the front elevation with radiator beneath and a built-in wardrobe.



BATHROOM

11'5 x 6'4 (max)

Appointed with a three-piece white suite comprising a panelled bath with mixer tap, low-level WC and pedestal wash hand basin. Also benefiting from a radiator and opaque window to the side elevation.



EXTERNALLY

To the front of the property is a small, slightly raised lawn garden enclosed by a picket fence. The main entrance benefits from a canopy and courtesy light, while a gravel driveway provides off-road parking and continues along the left-hand side of the property, leading to the rear garden. The rear garden is currently somewhat overgrown but offers a good-sized outdoor space with the added benefit of a desirable southerly aspect.



Total area: approx. 120.9 sq. metres (1301.6 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	55	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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