

BOWEN

PROPERTY SINCE 1862



Asking Price £125,000

6 Victoria Road, Brynteg,
Wrexham LL11 6NG

🏠 2 Bedrooms

🚿 1 Bathroom

6 Victoria Road, Brynteg, Wrexham LL11 6NG



General Remarks

A cosy two bedroom stone cottage available for sale with NO ONWARD CHAIN. Situated within the village of Brynteg, just three miles from the City Centre with a local bus route and convenience store just a short walk away. Garden and outhouse to rear. An ideal first time buyer property.

Accommodation

On The Ground Floor:

Entrance Porch: 5' 0" x 4' 0" (1.53m x 1.21m) Quarry tiled flooring. Part glazed PVCu entrance door with frosted PVCu panel to side. Ceiling light fitting.

Lounge: 12' 10" x 11' 7" (3.92m x 3.53m) Laminate flooring. Double glazed window to front elevation. Radiator. Power points. Decorative coving. Ceiling light fitting. Television aerial point. Telephone point. Cupboard housing the electric meter and consumer unit. Separate cupboard housing the gas meter. Painted stone fireplace with hearth and pebble-effect chrome electric fire inset.

Dining Room: 12' 10" x 9' 0" (3.90m x 2.74m) Laminate flooring. Double glazed window to rear elevation. Radiator. Power points. Ceiling light fitting. Ceiling smoke alarm. Painted wooden fireplace with hearth and surround having a chrome and pebble-effect electric fire. Staircase leading up the First Floor.

Kitchen: 7' 1" x 4' 7" (2.15m x 1.39m) Range of oak-effect wall and base units, wood-effect laminate work-top surfaces and a tiled splash-back. Single stainless steel sink unit with draining-board. Integrated four-ring electric hob with an extractor hood over and an integrated "Hotpoint" single electric fan oven beneath. Space for an under-counter fridge. Tiled flooring. Fully tiled walls. Strip ceiling light fitting. Power points. Radiator. Double

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

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.

BOWEN

1 King Street Wrexham LL11 1HF

SINCE 1862

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com



glazed window to side elevation. Part glazed PVCu door leading out to the rear garden.

On The First Floor:

Landing: Fitted carpet. Ceiling light fitting. Ceiling loft hatch. Power points.

Bedroom 1: 12' 9" x 11' 7" (3.89m x 3.52m) Fitted carpet. Radiator. Double glazed window to front elevation. Ceiling light fitting. Power points.

Bedroom 2: 8' 4" x 6' 4" (2.53m x 1.92m) Fitted carpet. Radiator. Double glazed window. Ceiling light fitting. Power points. Potential to add further storage on top of the stair-head.

First Floor Shower Room: 7' 1" x 5' 3" (2.16m x 1.59m) Comprising a three piece white suite to include a low level w.c., pedestal wash hand basin and a fully tiled walk-in shower enclosure with a thermostatic shower bar. Vinyl tiled flooring. Fully tiled walls. Frosted double glazed unit to side elevation. Radiator. Flush ceiling light fitting. Cupboard housing the "Worcester" gas central heating boiler.

Outside: With steps leading up from Victoria Road to a front paved garden. Rear yard with a shared pedestrian access for the row of terrace. Outouse.





Outdoor tap. Steps lead up to a level garden that is paved with mature shrubs.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" gas-fired boiler situated in the Bathroom.

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

EPC: EPC Rating - 62|D.

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

Directions: 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. The property will be approached on the right-hand side.

Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

bowen.uk.com

Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

bowen.uk.com



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.