



Ivor Cottages

Wrexham | | LL11 6NF

£160,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Located on Victoria Road in the popular residential area of Brynteg is this charming two bedroom end-terraced stone cottage, offered for sale with the added benefit of solar panels helping to improve the home's energy efficiency. In brief, the accommodation comprises an entrance hallway, spacious living room, kitchen/dining room, rear porch and a versatile sunroom overlooking the garden. To the first floor, the landing area leads to two double bedrooms and a bathroom. Externally, there is on-street parking to the front, shared side access and a pleasant rear garden enjoying a paved patio area, lawned garden and established planting, providing an ideal outdoor space for relaxing and entertaining. Victoria Road is conveniently situated within walking distance of a range of local amenities including convenience stores, schools, medical centres and eateries. Brynteg itself enjoys an elevated setting with surrounding views whilst remaining just a short drive from Wrexham City Centre and the A483, offering excellent transport links to Chester, Oswestry and further afield, making the location ideal for commuters.

- TWO BEDROOM END-TERRACED STONE COTTAGE
- SOLAR PANELS AND BATTERIES OWNED BY HOME
- LIVING ROOM
- KITCHEN/DINING AREA
- REAR PORCH AND SUNROOM
- DOUBLE BEDROOMS
- FAR-REACHING VIEWS
- ESTABLISHED GARDEN AREA
- POPULAR RESIDENTIAL LOCATION OF BRYNTEG
- LOCAL AMENITIES NEARBY



Entrance Hallway

UPVC double glazed door leads into hallway with wooden laminate flooring, cupboard housing electric meters and exposed wooden stairs to first floor.

Living Room

UPVC double glazed window to the front with venetian blinds. Door to under-stairs storage cupboard, fitted hardwood tv unit and alcove shelving, wooden laminate flooring, cupboard with gas meter, ceiling light point, two wall lights and panelled radiator.

Kitchen/Dining Room

Housing a range of wall, drawer and base units with complimentary work surface over. Kenwood range cooker with five ring gas hob and fitted extractor above. Space for washing machine. Stainless steel sink unit with mixer tap over. Space for dining table, vinyl flooring, ceiling light point, wall-mounted combination boiler, uPVC double glazed window into sun-room. Door into rear porch/utility.

Rear Porch/Utility

Built in wooden shelving, space for fridge freezer and additional white goods. Wooden laminate flooring, ceiling light point, window and door into sunroom.

Sunroom

Part brick, part timber built sunroom with wooden stable door leading outside and windows overlooking garden. Power sockets, tap with sink, wooden laminate flooring and wall lighting.

Landing Area

Multi-level landing area with wooden laminate flooring, two ceiling light points, doors into two bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front, cupboard housing solar panel batteries, wooden laminate flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear with far-reaching views over Wrexham. Wooden laminate flooring, ceiling light point and radiator.

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower over. Vinyl flooring, ceiling light point, tiled walls, radiator, access to loft, storage and uPVC double glazed frosted window to the rear.

Outside

To the front there is a courtyard area leading to the entrance. There is a shared access path to the side and rear. The rear garden is well established with a paved patio area, timber built pergola, two timber storage sheds and a lawned garden with established shrubberies and flowers to the borders. To the boundaries are stone walls and fencing for added security and privacy.

Additional Information

The property was renovated when the present owners moved in about 10 years ago including a re-wire, boiler and kitchen. The property has the added benefit of solar panels which are owned outright. There are also batteries for additional energy which is sold back to the grid.

Important Information

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your





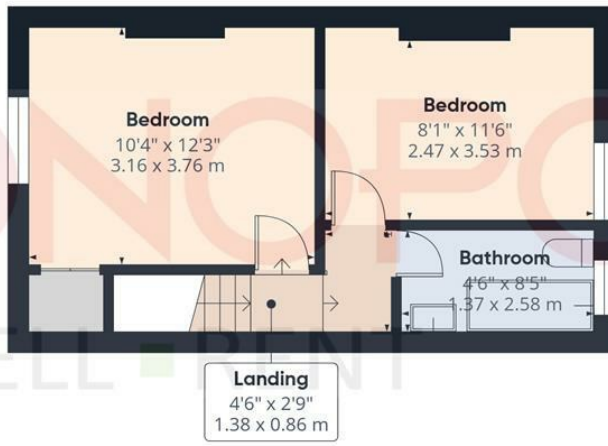
co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
 708 ft²
 65.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

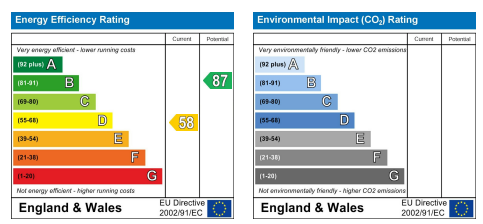
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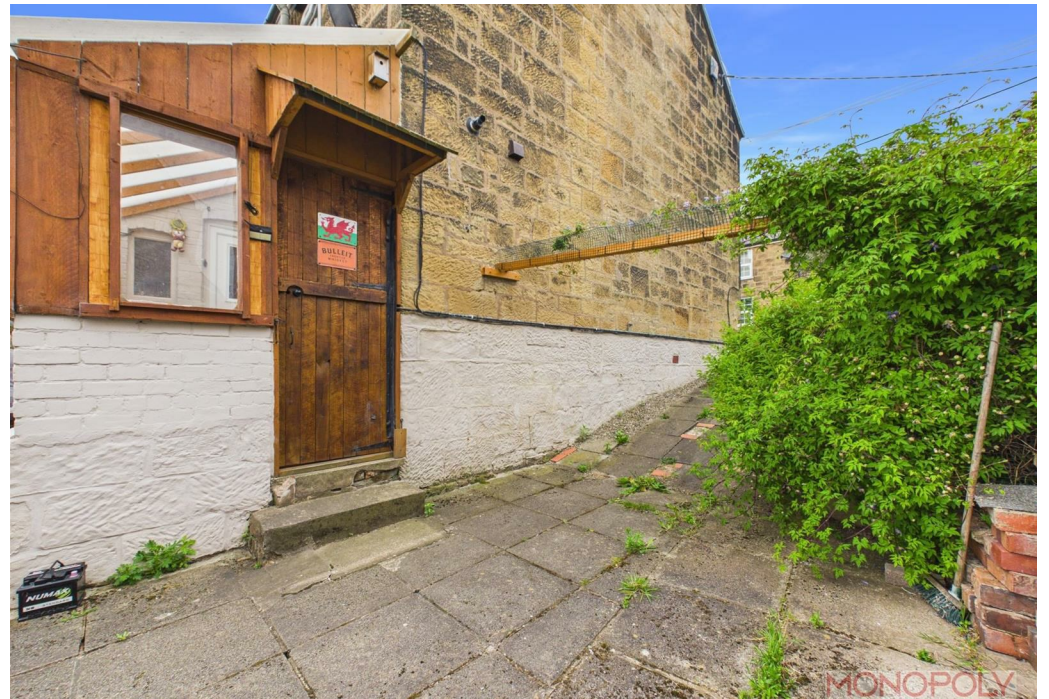
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