



**Bryn Place
Wrexham, LL12 0LS**

£160,000

Gao
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MAIN FEATURES:

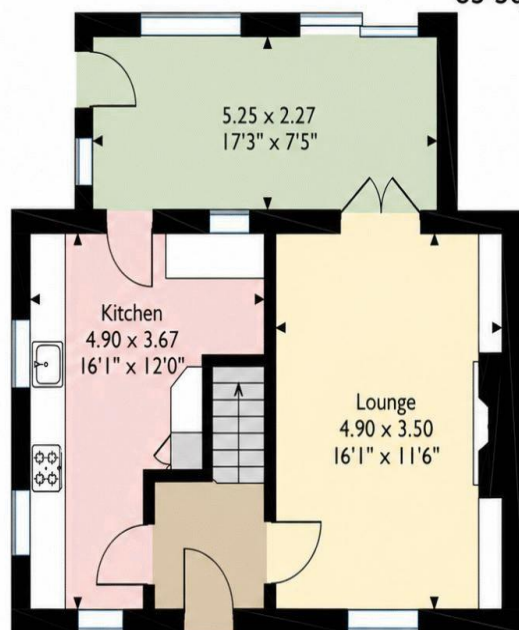
- **Spacious Semi Detached House Benefitting from No Onward Chain**
- **In Need of some Modernisation**
- **Good Size Fitted Kitchen**
- **Lounge Leading to Dining Area/Sun Room**
- **Three Bedrooms & Bathroom/WC**
- **Large Rear Garden**
- **Off Road Parking**

Offering generous living space and plenty of potential, this three-bedroom semi-detached home on Bryn Place represents an excellent opportunity for buyers looking for a property they can personalise and make their own. Offered with no onward chain, it could particularly appeal to families, first-time buyers and those seeking a home with scope to add value. The accommodation includes a good-sized fitted kitchen providing ample storage and workspace, while the lounge flows into a dining area/sun room, creating a versatile space for family life, entertaining and relaxing while enjoying views over the garden. Upstairs are three well-proportioned bedrooms and a family bathroom/WC, providing practical accommodation for a growing household. A real highlight is the large rear garden, offering fantastic space for children, pets, outdoor dining or further landscaping. Off-road parking adds another valuable benefit.

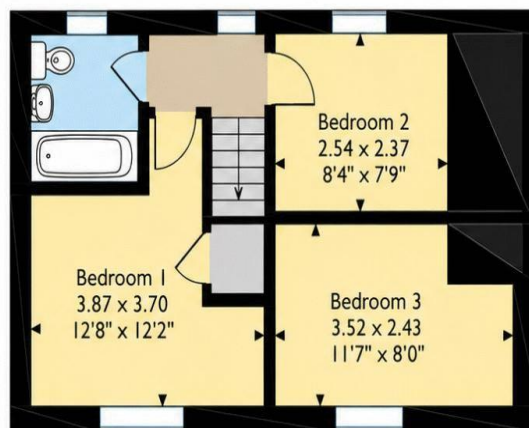
While some modernisation is required, this gives the new owner the opportunity to update the property to their own style and requirements. Llay offers a convenient setting with local shops, schools and everyday amenities nearby, together with useful transport links towards Wrexham and Chester.

With no onward chain, generous accommodation, excellent outside space and plenty of potential, this is a home well worth viewing.

Approximate Gross Internal Area
85 Sq M/915 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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