



Bluebell Cottage Victoria Gardens, Wrexham, LL11 6NQ

£185,000

A well presented 3/4 bedroom modern 3 storey Townhouse in the popular village of Brynteg with far reaching views towards the Cheshire plains. The property briefly comprises of an open plan modern kitchen / dining / Living room with French doors leading to the rear garden on the lower ground floor . The ground floor offers 2 bedrooms / reception rooms and a cloakroom and the first floor has two further double bedrooms and a family bathroom. Externally there is an enclosed rear garden with storage shed and two allocated parking spaces.

Call us to view on 01978 750234

Leasehold Information:
Years remaining -984
Annual Ground Rent - £50
Annual Service Charge - £214

Entrance Hallway

Stairs up to first Floor and down to ground floor, Storage cupboard housing boiler. Vinyl flooring, Radiator, Light fitting & Doors off to:

Living Room / Bedroom 3 11'5" x 13'6" (3.50 x 4.14m)



Carpet, UPVC double glazed window to rear elevation, Radiator, light fitting, sockets and switches.

Office / Bedroom 4 7'2" x 12'1" (2.19 x 3.69m)

Wood effect vinyl floor, UPVC double glazed window to front elevation, Radiator, light fitting, sockets and switches.

Cloakroom



Tiled floor, close coupled WC, pedestal basin, light fitting, radiator & extractor.

Stairs / Landing

Carpet, Airing cupboard, doors off to:

Bedroom 1 13'6" x 11'6" (4.14 x 3.51m)



Carpet, UPVC double glazed window to rear elevation, Radiator, light fitting, sockets and switches.

Bedroom 2 13'6" x 9'3" (4.14 x 2.82m)



Carpet, UPVC double glazed window to front elevation, Radiator, light fitting, sockets and switches.

Family Bathroom 7'10" x 5'8" (2.40 x 1.75m)



Tiled floor & part tiled walls, panelled bath with mains powered shower over. Pedestal basin, close coupled WC. Light fitting, extractor and shaver point.

Stairs

Stairs leading to lower ground floor, storage cupboard, door to:

Kitchen / Diner / Family Room 13'7" x 27'5" (4.15 x 8.37m)



Kitchen / Diner

A range of base, wall and drawer units with complimentary worktop over. Stainless steel 1 1/2 bowl sink, integrated oven with gas hob and extractor over, space and plumbing for a washing machine, space for an American style fridge freezer. Space for a large family dining table. Tiled floor, radiator, light fitting, sockets and switches.

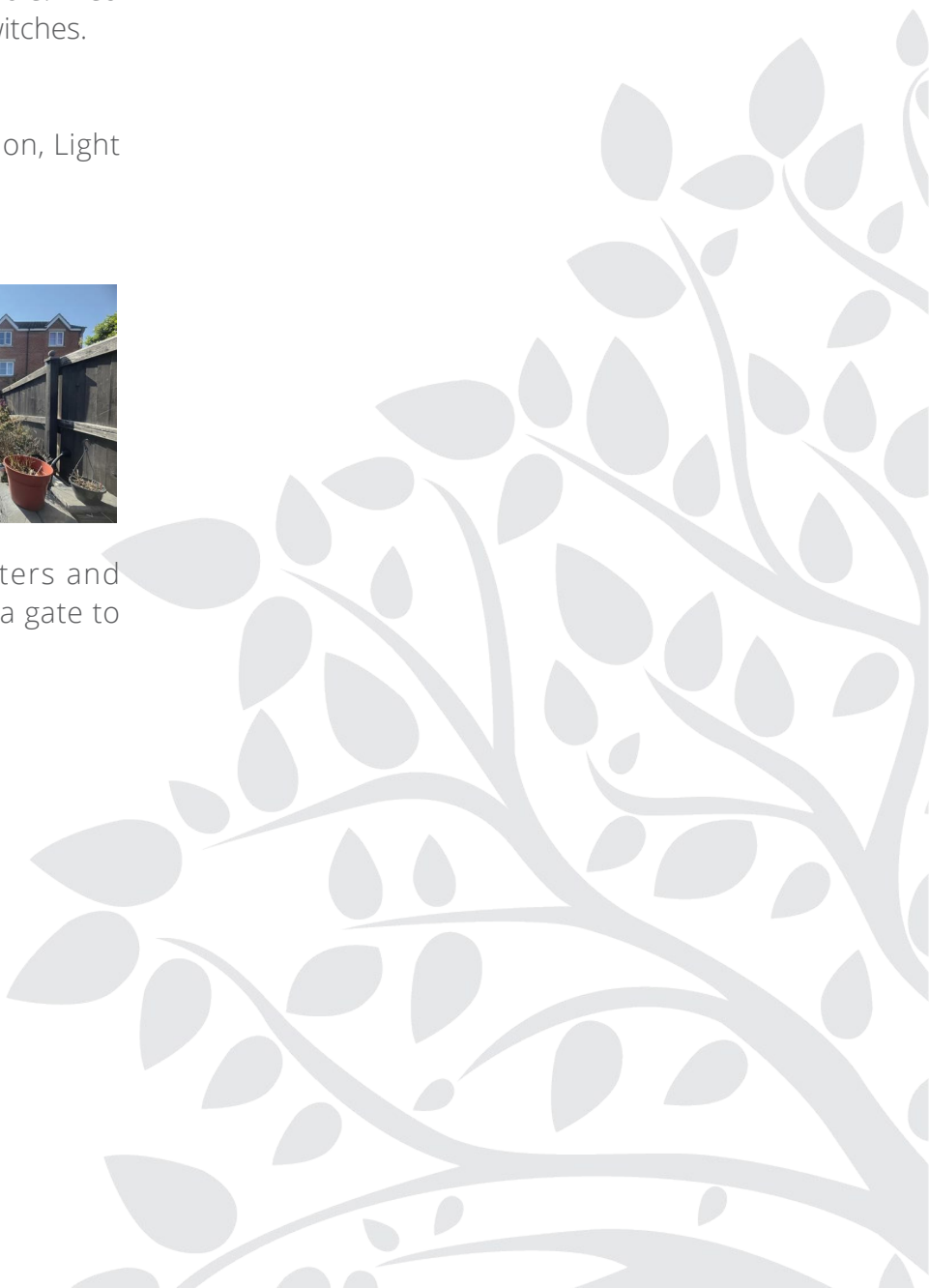
Living Area

Tiled floor, French doors to rear elevation, Light fitting, sockets and aerial.

Rear Garden



Patio area, lawned area, raised planters and storage shed bounded by fencing and a gate to the carpark.

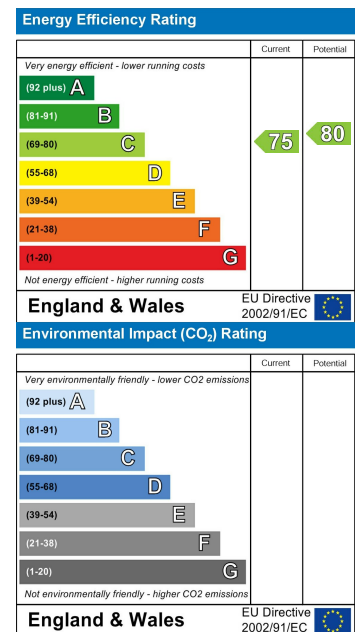


Floor Plan

Area Map



Energy Efficiency Graph



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