



## Bryn Grove, Wrexham LL13 9DT

### £175,000

Situated in the popular Bryn Grove area of Wrexham, this spacious three-bedroom semi-detached home offers well-presented accommodation, generous gardens, and excellent access to local amenities and transport links. The property is ideal for first-time buyers, families, or investors and is offered to the market with no onward chain.

The accommodation briefly comprises an inviting lounge and a fitted kitchen/diner to the ground floor. To the first floor are two double bedrooms, a well-proportioned single bedroom, and a family bathroom.

Externally, the property benefits from gardens to both the front and rear. The front garden features a lawned area with a pathway leading to the entrance, while the rear garden is

- THREE BEDROOM SEMI DETACHED HOUSE
- KITCHEN/DINER
- UPVC DOUBLE GLAZING
- CUL DE SAC LOCATION
- CONVENIENT LOCATION
- NO CHAIN!



## Entrance Hallway

UPVC door, radiator, laminate flooring, door to

## Living Room

Double glazed window to front, two radiators, laminate flooring

## Kitchen/Diner

Range of wall base and drawer units, sink unit with mixer tap, integrated oven and hob with extractor fan over, UPVC door to rear, two double glazed windows, two radiators

## First Floor Landing

Carpet flooring, doors to

## Bedroom One

Double glazed window to rear, radiator, carpet flooring

## Bedroom Two

Double glazed window to front, radiator, carpet flooring

## Bedroom Three

Double glazed window to front, radiator, carpet flooring

## Bathroom

Three piece suite comprising of low level W.C, hand wash basin, panelled bath with shower over, double glazed window to rear

## Outside

To the front is a lawned area with pathway leading to the front door

To the rear is a lawned area, out building and garden shed

## 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.

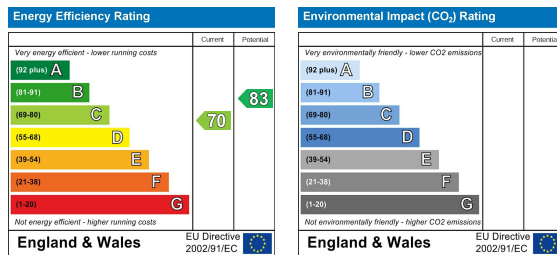
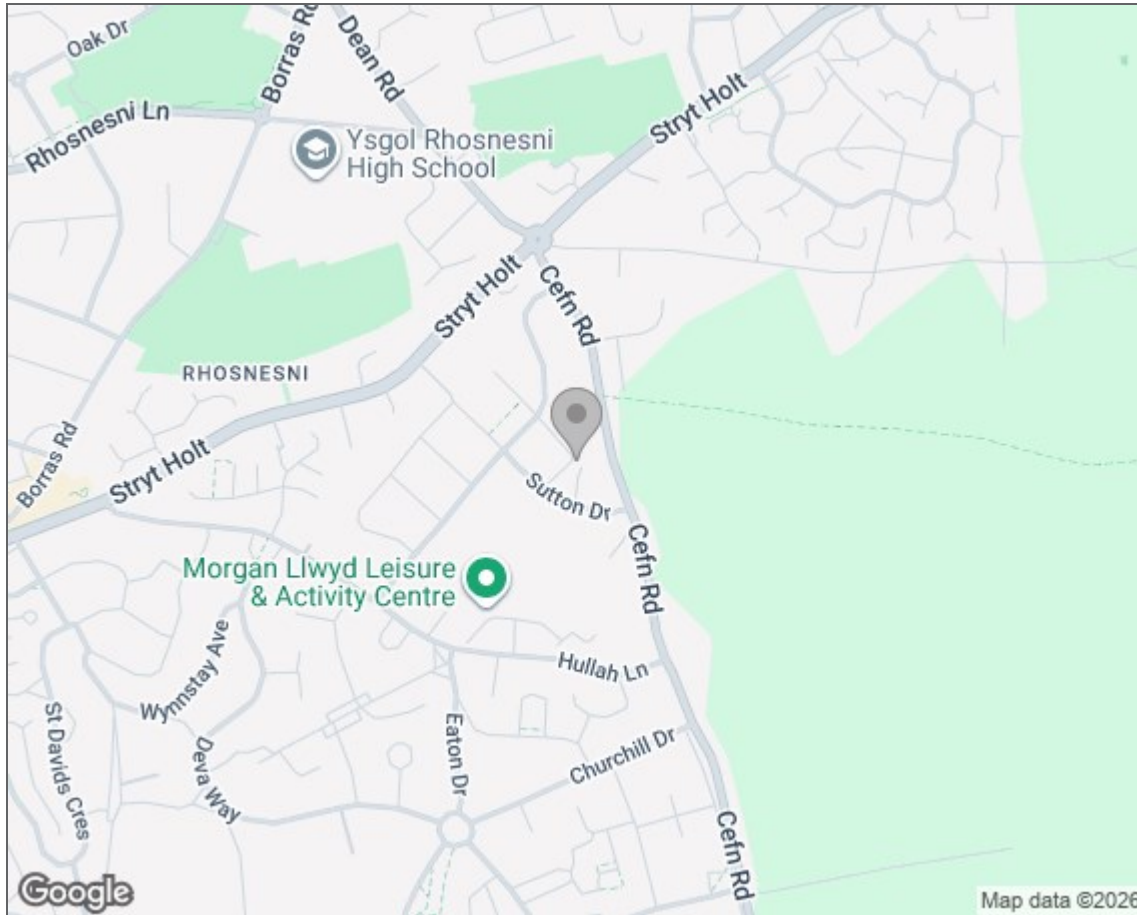
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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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