



## 3 Brynisa Road, Brynteg, LL11 6NN

**Price £140,000**

A delightful 2 bedroom ( 1 en-suite ) end of terrace cottage having the benefit of a private driveway for 3 cars together with far reaching views across Wrexham towards Cheshire. Located on the fringe of the village of Brynteg and its convenient range of amenities as well as good road links to Wrexham, Chester and Shropshire. The accommodation includes gas fired central

heating and Upvc double glazing and briefly comprises a lounge with electric fire in the former chimney breast, well proportioned kitchen dining room fitted with a range of base and wall cupboards and integrated oven/grill and hob. Ground floor bathroom. The 1st floor landing gives access to the 2 bedrooms which can both accommodate double beds. The front bedroom has the en-suite shower room. Externally, the private parking for 3 cars is to the front of the property together with an artificial lawned garden area with privacy hedging. A side path leads to a useful brick store shed and continues to the bin store area to the rear. Energy Rating - D (55)

## LOCATION

The property is located within 2 ½ miles of Wrexham City centre and offers a range of convenient facilities and amenities within walking distance. There is a public transport service that operates within the area together with a local primary school. There are good road links providing access to the A483 bypass which links Wrexham, Chester and Oswestry. The picturesque Moss Valley Country Park is within easy reach offering pleasant countryside walks and a 9 hole golf course.

## DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing the University and Football ground on the right. At the roundabout, take the 1st exit onto Berse Road. Take the 2nd exit at the next roundabout, under the bridge and next right past Rhyd Broughton Vets. Continue for a further 1 mile and take the left turn up Rose Hill. At the junction, turn right onto Victoria Road, 3rd right down Church Road and left onto Bryn Issa where the property will be observed on the left.

## ON THE GROUND FLOOR

Upvc part glazed entrance door with top window light opening to:

### LOUNGE 12'0 x 11'6 (3.66m x 3.51m)

Upvc double glazed window to front with radiator below, oak effect laminate flooring, electric fire in former chimney breast and part glazed door opening to:

### KITCHEN/DINER 14'9 x 9'5 (4.50m x 2.87m)

The kitchen area is fitted with a range of cottage style base and wall units complimented by wood effect work surface areas incorporating a four ring gas hob with oven/grill below, stainless steel single drainer sink unit with mixer tap, part tiled walls, tiled flooring and staircase to first floor landing with useful storage cupboard below. The dining area has upvc double glazed window to rear, radiator, upvc part glazed external door and inset ceiling spotlights.

## BATHROOM

Appointed with a low flush w.c, bath, wash basin, part tiled walls, upvc double glazed window, chrome heated towel rail and extractor fan.

## ON THE FIRST FLOOR

Approached via the staircase from the kitchen area to:

## LANDING

With four panel pine doors off to all rooms.

### BEDROOM ONE 11'8 x 8'8 (3.56m x 2.64m)

Upvc double glazed window to front with far reaching views and radiator. A sliding door opens to:

## EN-SUITE

Appointed with a low flush w.c, pedestal wash basin, shower enclosure with mains thermostatic shower, chrome heated towel rail, part tiled walls, tiled flooring and inset ceiling spotlights.

### BEDROOM TWO 9'2 x 8'7 (2.79m x 2.62m)

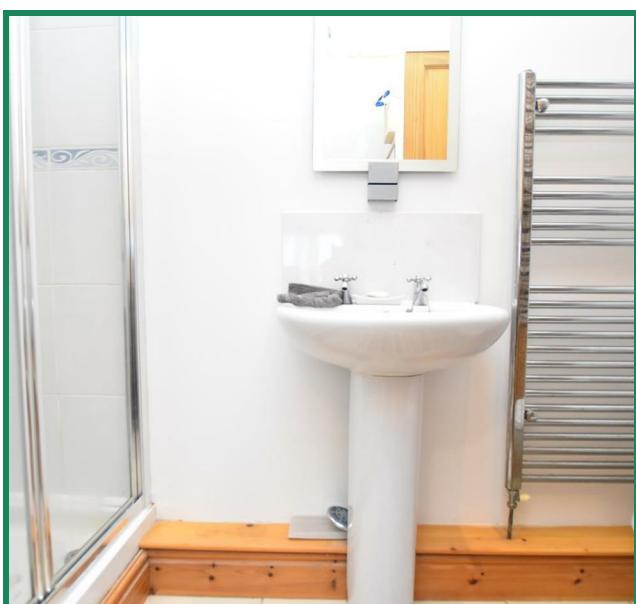
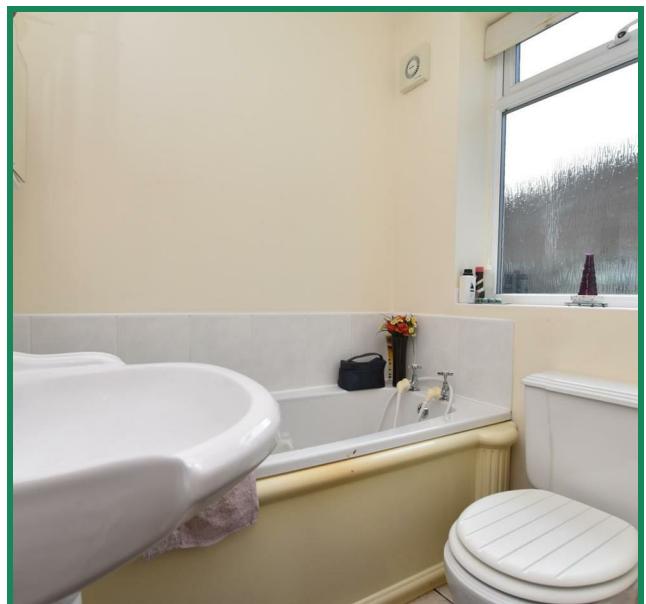
Upvc double glazed window to rear, radiator, ceiling hatch to roof space and built-in storage cupboard housing the gas combination boiler.

## OUTSIDE

To the front of the property there is a private driveway providing parking for three cars alongside a pathway that leads to the garden which has been designed for low maintenance to include artificial grass and privacy hedging. To the side of the property is a useful brick store shed (7'4 x 4'7) having the benefit of lighting and power. The path continues to the rear of the property with space for bin storage, cold water tap and access to the kitchen/diner.

## PLEASE NOTE

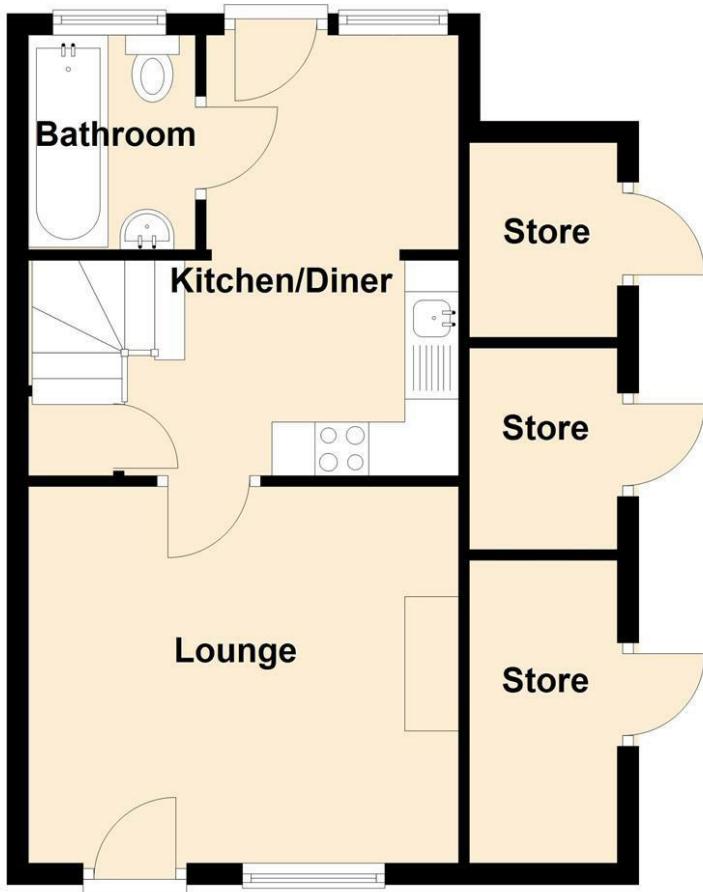
Please note that we have a referral scheme in place with Chesterton Grant Conveyancing . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



## Floor Plan

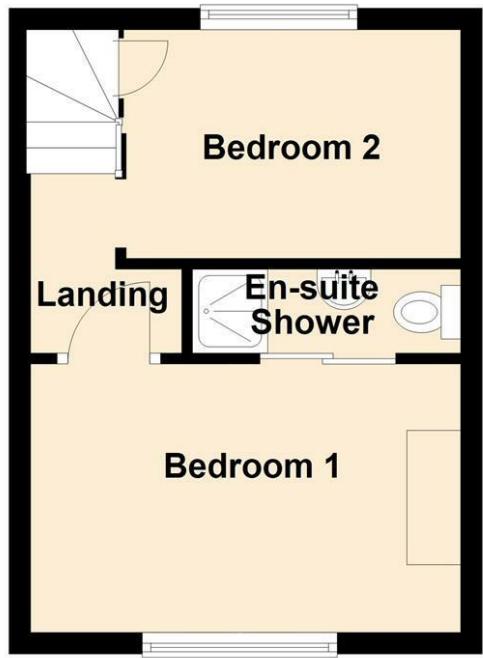
### Ground Floor

Approx. 40.7 sq. metres (438.5 sq. feet)

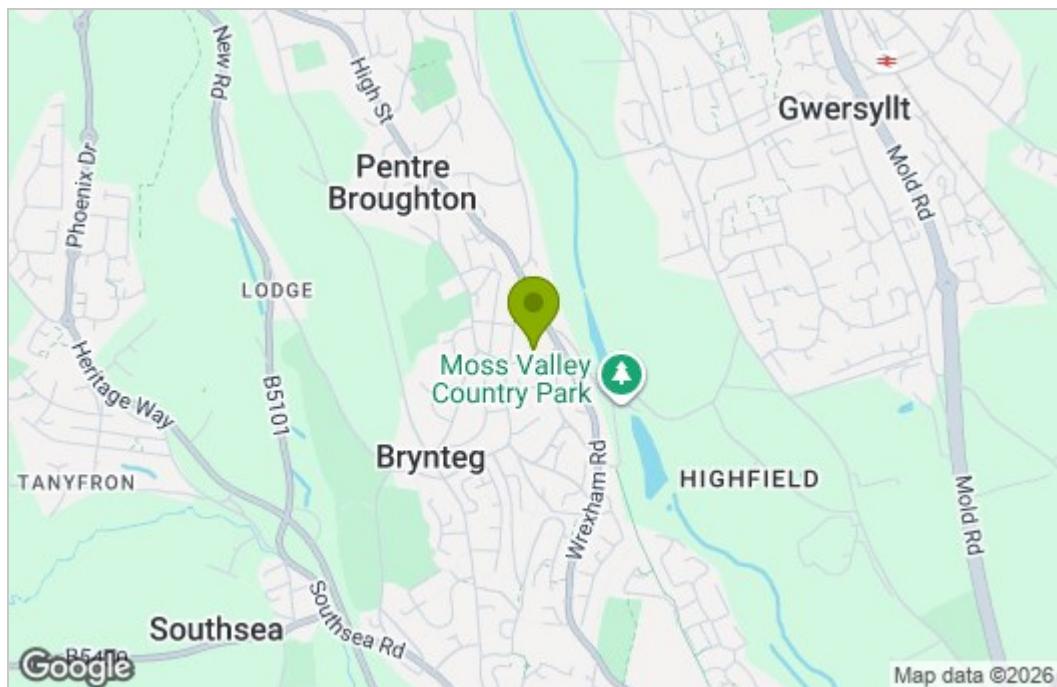


### First Floor

Approx. 22.4 sq. metres (241.6 sq. feet)



## Area Map



## Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.