

# BOWEN

PROPERTY SINCE 1862



Asking Price £160,000

2 Maes Eithen, Brynteg,  
Wrexham LL11 6LN

🏠 3 Bedrooms

🚿 1 Bathroom

## 2 Maes Eithen, Brynteg, Wrexham LL11 6LN



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### General Remarks

This three bedroom semi-detached house is located within an established residential area and is only a couple of miles from the A483 and Wrexham city centre. With two reception rooms and three well positioned bedrooms, the living accommodation provides scope for further internal modernisation so the new owners can really put their own stamp on it. Another huge selling point is the rear garden which is much larger than you would expect as it continues behind several of the neighbouring properties. Internally the living accommodation briefly comprises an entrance porch, hallway, downstairs w.c., dining room with an arch through to the living room, kitchen, landing, main bedroom with built-in wardrobes, two further bedrooms and a family bathroom. NO CHAIN.

### Accommodation

#### On The Ground Floor:

**Entrance Porch:** PVCu double glazed door to the side elevation. Wood framed windows to the front and side elevations.

**Entrance Hallway:** Wooden framed door and window to the front elevation. Radiator. Wood-effect flooring. Understairs storage cupboard.

**Downstairs WC:** PVCu double glazed window to the side elevation. White two piece suite comprising a low level w.c. and wash hand basin. Wall tiling. Wood-effect flooring.

**Dining Room:** 11' 11" x 10' 4" (3.63m x 3.16m) PVCu double glazed window to the front elevation. Radiator. Gas fire. Arch through to:

**Living Room:** 12' 5" x 11' 11" (3.79m x 3.62m) PVCu double glazed patio doors to the rear elevation. Gas fire with feature surround and back boiler.

**Kitchen:** 13' 2" x 7' 4" (4.01m x 2.24m) PVCu double glazed door to the side elevation. PVCu double glazed window to the rear elevation. Wall and base units with complementary wood-effect work surfaces. Stainless steel sink and drainer unit. Integral gas hob and electric oven. Space for fridge/freezer. Plumbing for washing machine. Radiator. Wall tiling. Tiled floor.

**On The First Floor:**

**Landing:** PVCu double glazed window to the side elevation. Attic hatch.

**Bedroom 1:** 12' 6" x 8' 11" (3.80m x 2.71m) to the wardrobes. PVCu double glazed window to the rear elevation. Radiator. Built-in wardrobes. Airing cupboard.

**Bedroom 2:** 11' 11" x 10' 5" (3.63m x 3.18m) maximum. PVCu double glazed window to the front elevation. Radiator.

**Bedroom 3:** 9' 5" x 7' 5" (2.86m x 2.26m) PVCu double glazed window to the rear elevation. Radiator.





**Bathroom:** 6' 11" x 6' 3" (2.11m x 1.90m) PVCu double glazed window to the front elevation. White three piece suite comprising a panelled bath with electric shower over, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling.

**Outside:** Externally there is a driveway to the front of the property providing Off-Road Parking. There is also a low maintenance paved Patio and slated area to the front. The rear garden is quite a surprise as it appears to comprise of a paved Patio leading off the Living Room with steps up to a gravelled area, however past this the garden continues behind the rear boundary to several neighbouring properties and this area is predominantly laid to lawn with plum trees.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the back boiler situated in the Living Room.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

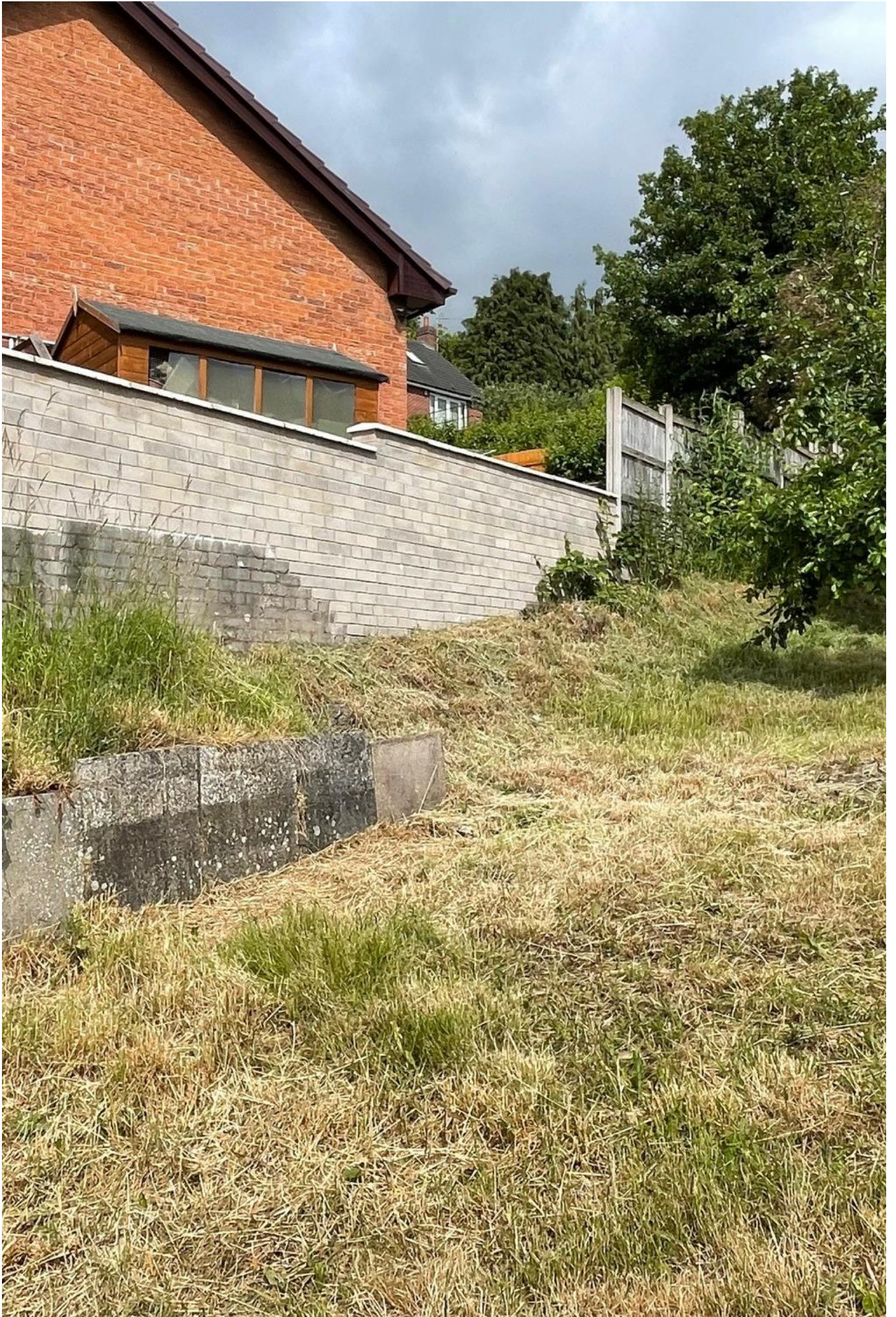
**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 52|E.

**Council Tax Band:** The property is valued in Band "C".

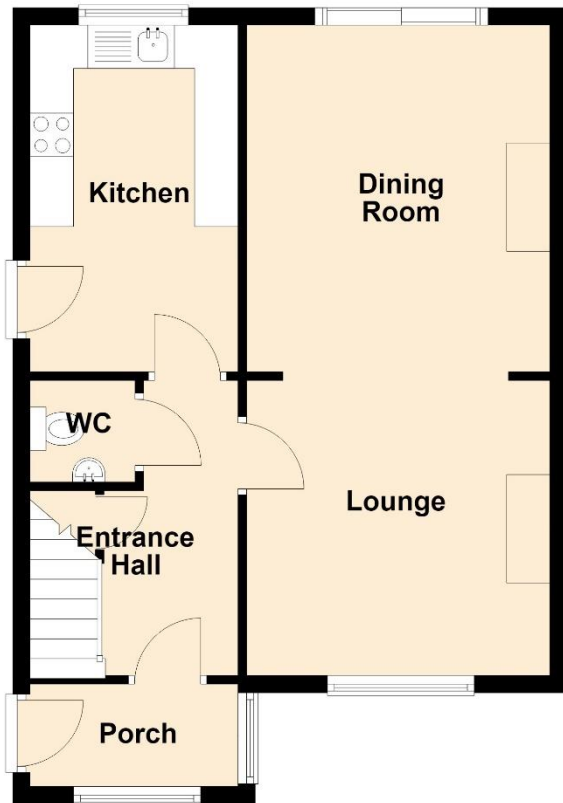
**Directions:** For satellite navigation purposes use the post code LL11 6LN. From Wrexham City Centre leave on the Mold Road continuing past the Football Ground and at the first roundabout turn left in front of B&Q into Berse Road. At the mini-roundabout bear right under the flyover bridge taking the next right-hand turning into Gatewen Road. Bear left at the roundabout towards New Broughton passing the School on the left. After a short distance take a left-hand turning into Rose Hill and then the third right into Maes Eithen and the property will be observed at the end of the road on the left just around the corner.





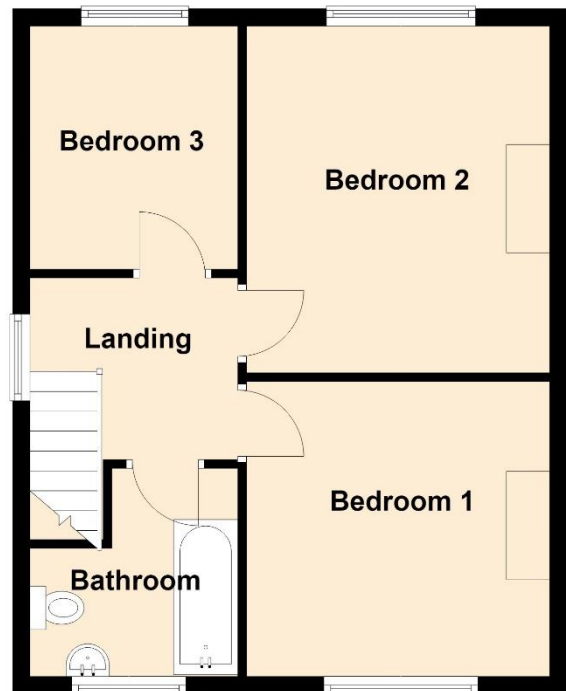
## Ground Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



## First Floor

Approx. 45.0 sq. metres (484.3 sq. feet)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



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