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10 Bod Idris, Brymbo, Wrexham, LL11 5AA

Offers Over £110,000

Enjoying far reaching views across Wrexham and Cheshire is this spacious 2 bedroom traditional terrace house having the benefit of private parking, 2 reception rooms and 1st floor bathroom. Located fronting a quiet no through road within the village of Brymbo which offers a range of convenient amenities, primary school and bus service, the accommodation briefly comprises a Upvc entrance door opening to the hall with stairs to 1st floor landing, Lounge with views across the garden and beyond, dining room with useful store cupboard and access through to the fitted kitchen. The 1st floor landing connects the 2 bedrooms and a bathroom. Bedroom 1 offers the lovely views and bedroom 2 is surprisingly spacious. The bathroom is appointed with a white suite with shower over the bath. To the outside, a driveway provides parking for 2 cars and an elevated garden takes full advantage of the views. To the rear is a courtyard area with access onto Pen Y Graig Road. NO CHAIN. Energy Rating - C (69)

LOCATION
Enjoying an elevated position with far reaching views, the village of Brymbo has a range of day-to-day shopping facilities and social amenities as well as public transport into Wrexham City Centre. There are good road links to the A483 by-pass linking Wrexham, Chester and Oswestry and also allowing for daily commuting to the major commercial and industrial centres of the region. There are pleasant country walks within close proximity.

DIRECTIONS
From the A483 take the exit at Junction 4 onto the A525 Ruthin Road in the direction of Coedpoeth, proceed through the set of traffic lights and take the second right hand turning signposted Brymbo/Southsea, continue along for approximately one mile passing the Brymbo sports and leisure complex on the right and continue across the next two roundabouts passing the modern developments on the right hand side, take the left hand turning up the hill to the T junction and then turn left and follow the road around to the right hand side taking the right hand turning into Pen Y Graig Road, at the T junction, turn right and right again onto Bod Idris and the property will be observed on the right.

ON THE GROUND FLOOR
Upvc part glazed entrance door opening to:

HALLWAY
With stairs to first floor landing, radiator and six panel white woodgrain effect doors off to all rooms.

LOUNGE 12'1" x 10'9" (3.7m x 3.3m)
Upvc double glazed window to front and radiator.

DINING ROOM 12'1" x 10'5" (3.7m x 3.2m)
Upvc double glazed window to rear, radiator and understairs storage cupboard.

KITCHEN 7'10" x 6'10" (2.4m x 2.1m)
Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, space for slot-in cooker, part tiled walls, tiled flooring, radiator and upvc part glazed external door.

ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

LANDING
With ceiling hatch to roof space and six panel doors off.

BEDROOM ONE 13'9" x 10'9" (4.2m x 3.3m)
Upvc double glazed window with far reaching views and radiator.

BEDROOM TWO 20'0" x 6'6" (6.1m x 2m)
A good sized second bedroom having upvc double glazed window, radiator and storage cupboard.

BATHROOM 7'6" x 6'6" (2.3m x 2m)
Appointed with a white suite of low flush w.c, pedestal wash basin with mixer tap, bath with mixer tap and shower take-off, heated towel rail, extractor fan, inset ceiling spotlights, upvc double glazed window, part tiled walls and tiled flooring.

OUTSIDE
The property has the benefit of double width private parking for two cars, path to entrance door alongside a garden from which to admire the views. To the rear of the property is a yard area with brick built store sheds and access onto Penygraig Road.

PLEASE NOTE
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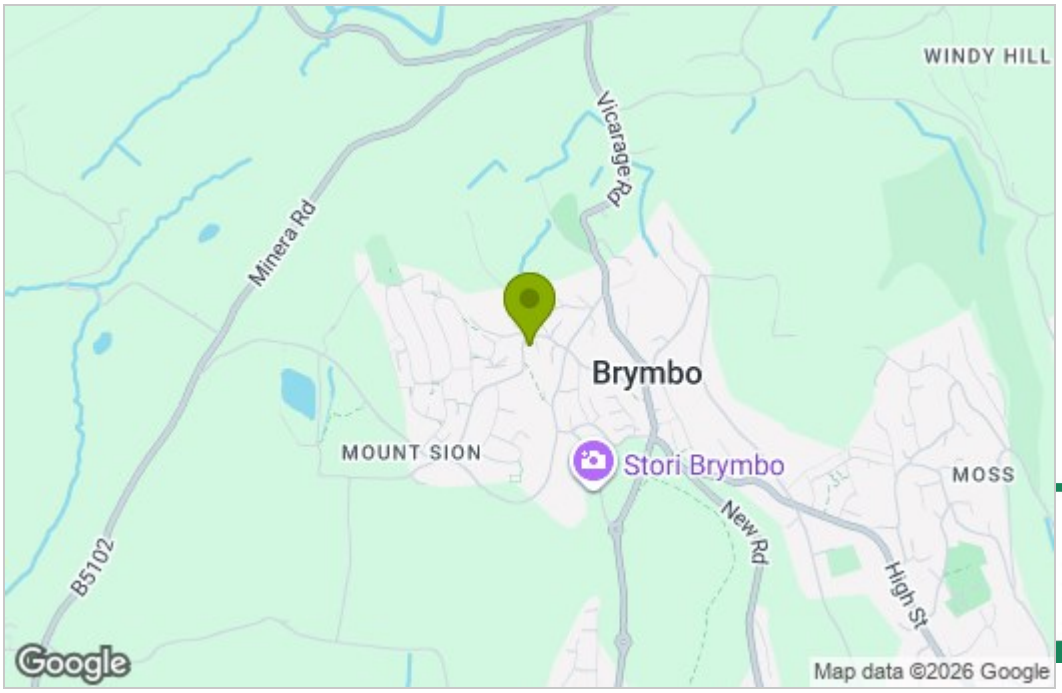




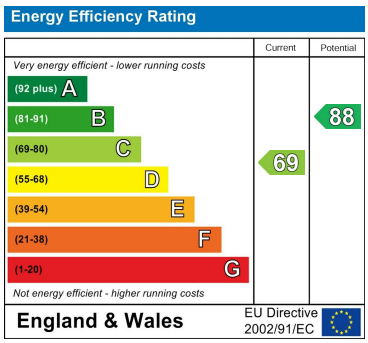




Area Map



Energy Efficiency Graph



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