

---

# Wingetts

More than just estate agents

---



**30 Ael Y Bryn, Garden Village, Wrexham, LL11 2TD**

**Price £240,000**

A beautifully presented and spacious 2 double bedroom traditional Garden Village style home with the benefit of a double width drive and good size conservatory overlooking the private rear garden. Located in this sought after and convenient location with a variety of local shops, schools and frequent bus service nearby, the accommodation includes Upvc double glazing and gas fired central heating via a Worcester combination boiler and briefly comprises an entrance hall with stairs to 1st floor landing and Oak veneer door leading to the welcoming lounge with useful understairs store cupboard. The kitchen diner provides a sociable and practical space with the kitchen area having a range of fitted base and wall cupboards incorporating a 4 ring hob with oven/grill below. The conservatory is an excellent addition enjoying a pleasant aspect and radiator. The 1st floor landing connects the 2 double bedrooms and a spacious bathroom with shower enclosure and bath. To the outside, the tarmac drive provides parking and a side path leads to the rear garden which is a particular feature including a timber decked patio, lawn and a tree lined aspect. NO CHAIN. Energy Rating - TBC

## LOCATION

Ael y Bryn is located within the highly sought after Garden Village which enjoys a good range of facilities including a convenience store, a highly regarded local public house and both primary and secondary schools close by. The A483 Wrexham to Chester by-pass is only a short driving distance which provides good road links to the major commercial and industrial centres of the region. There is a regular public transport service that operates into both Wrexham and Chester.

## DIRECTIONS

From Wingetts Office proceed right along Holt Street to Chester Street, at the roundabout continue across onto Chester Road, proceed through the traffic lights and across the next roundabout and proceed up the hill. Proceed past The Acton Public House and take the left hand turning just after the pelican crossing into Kenyon Avenue. Proceed to the bottom of Kenyon Avenue to the T junction and turn right and thereafter first right into Ael y Bryn where the property will be observed on the left hand side.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### HALLWAY

With wood effect flooring, stairs to first floor landing and attractive oak veneer door opening to:

### LOUNGE 13'9" x 12'1" (4.2m x 3.7m)

Having a continuation of wood effect flooring, two wall light points, upvc double glazed window to front, radiator, electric fire in surround, useful understairs storage cupboard and oak veneer door opening to:

### KITCHEN 17'0" x 7'10" (5.2m x 2.4m)

An open plan sociable and practical living area with the kitchen fitted with a range of base and wall cupboards complimented by work surface areas incorporating a four ring gas hob with Bosch oven/grill below and pull-out extractor hood above, integrated dishwasher, integrated fridge freezer, Frankie 1 1/2 bowl sink unit with mixer tap, part tiled walls, two upvc double glazed windows, tiled flooring, inset ceiling spotlights, concealed Worcester gas combination boiler and part glazed door opening to:

### CONSERVATORY 14'1" x 11'1" (4.3m x 3.4m)

Enjoying a pleasant aspect overlooking the rear garden through upvc double glazed windows and French doors, tiled flooring, plumbing for washing machine, radiator and electric socket.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With ceiling hatch to roof space and six panel white woodgrain effect doors off.

### BEDROOM ONE 14'1" x 9'2" (4.3m x 2.8m)

A double bedroom with upvc double glazed window to front, radiator, built-in fitted wardrobes with overhead storage cupboards and wall light point.

### BEDROOM TWO 12'9" x 8'10" (3.9m x 2.7m)

Another double bedroom with two upvc double glazed windows overlooking the rear garden, built-in two door wardrobe with overhead storage cupboards and radiator.

### BATHROOM 8'10" x 7'10" (2.7m x 2.4m)

A spacious four piece bathroom suite including a corner shower with mains thermostatic shower unit, pedestal wash basin, low flush w.c with dual flush, bath with central mixer tap, upvc double glazed window, radiator, part tiled walls and tiled flooring.

## OUTSIDE

The property is approached over a double width tarmac driveway providing parking and guest parking with privacy hedge. A side path leads through a garden gate into the rear garden which is a particular feature of the property enjoying a good degree of privacy together with afternoon sunshine. An almost full width timber decked patio provides a pleasant outdoor entertaining and relaxing area with lawned garden beyond, cold water tap, timber shed, decorative gravel and tree lined rear aspect, all of which is enclosed to provide a safe and secure environment.

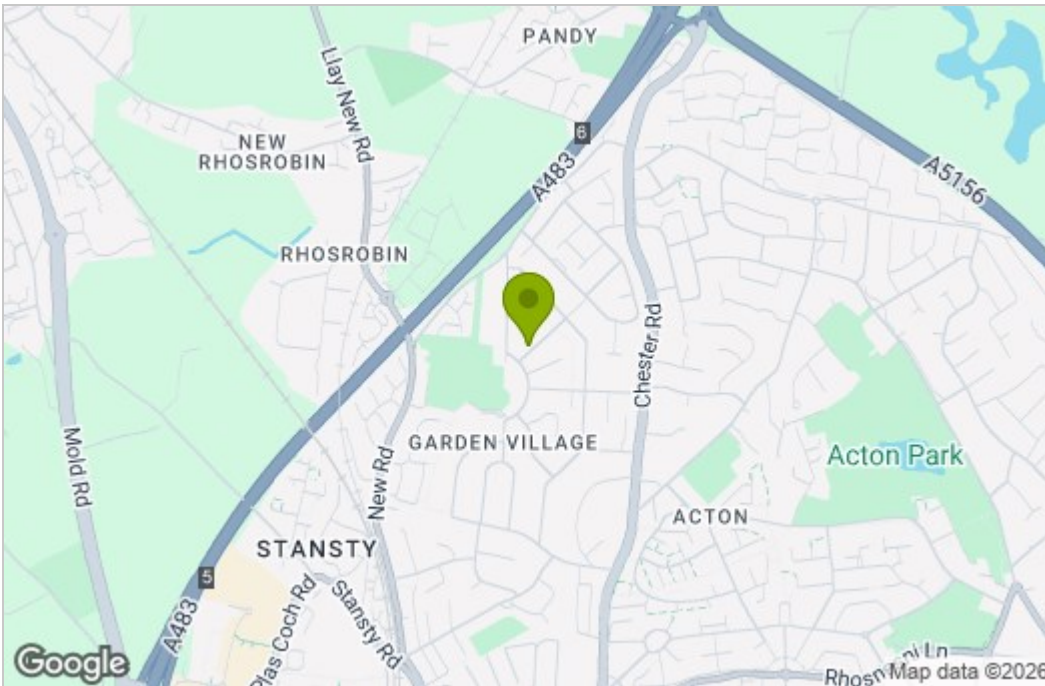
## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . 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.

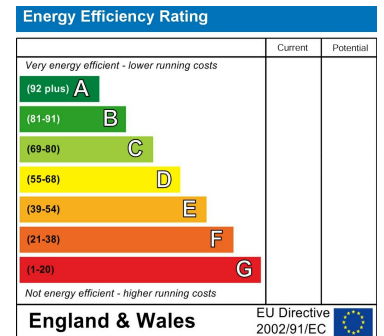


# Floor Plan

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.