



Bryn Offa, Penygraig Road, Brymbo, Wrexham, LL11 5AD

Price £145,000

A spacious 2 double bedroom semi detached house boasting panoramic views to the rear and a double width drive leading to the garage, located within the village of Brymbo with a range of day to day shopping facilities, amenities and good road links to Wrexham. The property has been improved by the current owners to include partial external insulation and a new roof and briefly comprises a vestibule leading to the hall with stairs to 1st floor landing, lounge, dining room with useful understairs store cupboard and fitted kitchen with panoramic views. The 1st floor landing connects the 2 double bedrooms and a spacious bathroom with bath and separate shower enclosure. To the outside, there is a gated front garden and to the rear is a double width drive leading to the garage with lawned garden and raised patio area. Energy Rating - C (71)

LOCATION

Located approximately four miles from Wrexham city centre and enjoying excellent road links via the A483 bypass to Chester. There is a range of day to day shopping facilities situated in the village of Brymbo with a more comprehensive selection of social amenities and shopping facilities available within Wrexham city centre. Brymbo has a primary school, pharmacy and pubs together with picturesque countryside surroundings.

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 Penygraig Road where Bryn Offa will eventually be observed on the left hand side.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

VESTIBULE

With coat hanging space, wood effect flooring and six panel white woodgrain door opening to:

HALLWAY

With wood effect flooring, radiator, stairs to first floor landing and six panel door opening to:

LOUNGE 11'9" x 10'5" (3.6m x 3.2m)

Upvc double glazed window to front, oak fire surround with tiled hearth and log burner, radiator and coving to ceiling.

DINING ROOM 14'1" x 10'9" (4.3m x 3.3m)

Wood effect flooring, upvc double glazed window to rear with views towards the Welsh hills, coving to ceiling, ornate wrought iron fireplace and useful understairs storage cupboard.

KITCHEN 13'9" x 7'2" (4.2m x 2.2m)

Fitted with a range of base and wall units complimented by work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with upvc double glazed window above from where to admire the far reaching views, upvc double glazed window to side, plumbing for washing machine, four ring gas hob with oven/grill below, part tiled walls, tiled flooring, gas combination boiler and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With six panel doors off to all rooms.

BEDROOM ONE 13'9" x 11'9" (4.2m x 3.6m)

Upvc double glazed window to front and radiator.

BEDROOM TWO 13'9" x 10'9" (4.2m x 3.3m)

Upvc double glazed window to rear boasting far reaching views, radiator and built-in storage cupboard.

BATHROOM 13'9" x 7'2" (4.2m x 2.2m)

A six panel door off the bedroom leads into this good sized bathroom with four piece suite including shower enclosure with electric shower unit, bath, pedestal wash basin, low flush w.c, tiled walls, wood effect flooring, radiator and upvc double glazed window.

OUTSIDE

The property is approached along a gated path to the entrance door with lawned garden area to the side and low level brick boundary wall. The rear garden enjoys far reaching views and includes a patio area, path which leads to a lawned garden and gated access to the double width driveway and garage with hinged doors to front.

PLEASE NOTE

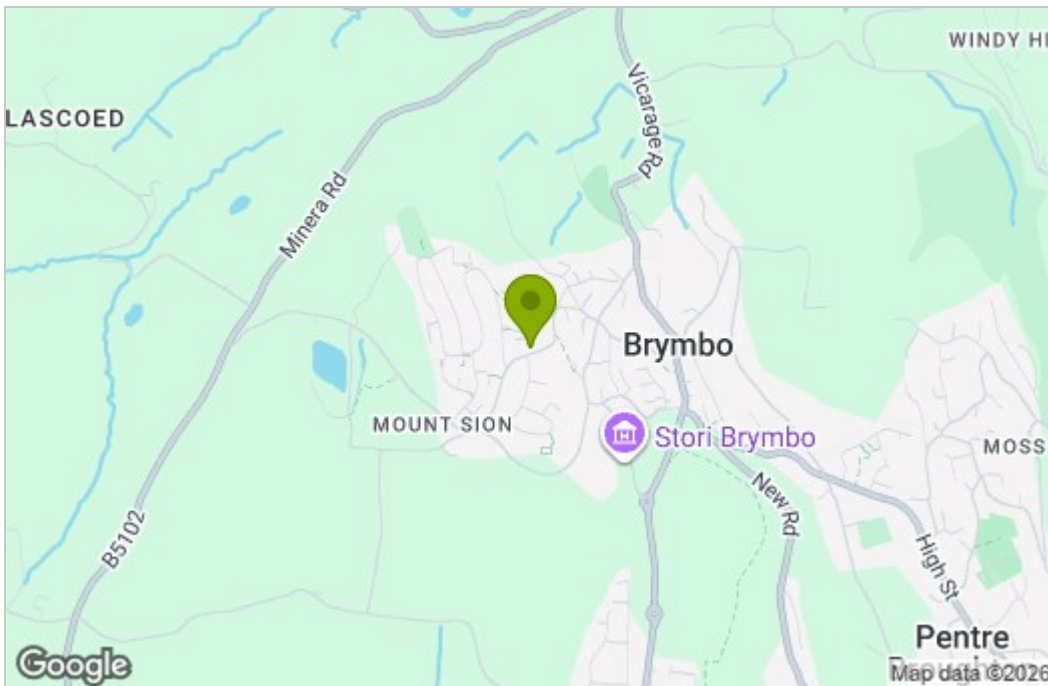
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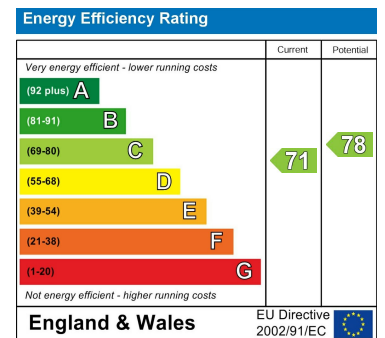
Floor Plan



Area Map



Energy Efficiency Graph



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