



19 Braeside

Abenbury Fields, Wrexham, LL13 8JJ

A well presented two bedroom semi detached house located on the popular development known as Abenbury Fields which lies approximately half a mile from Wrexham town centre and enjoys good road links to the Wrexham Industrial Estate and Wrexham to Chester bypass. Having the benefit of upvc double glazed windows and gas fired central heating the accommodation briefly comprises entrance hall with stairs to first floor landing, well proportioned lounge with useful understairs storage cupboard and upvc double glazed bow window to front, kitchen/diner with upvc double glazed French doors leading out to the sunny aspect rear garden. On the first floor there are two double bedrooms with bedroom one having the benefit of an en-suite wash room. The bathroom is appointed with a white suite with shower over bath. To the outside of the property there is a private driveway providing off road parking alongside a front lawned garden. The rear enclosed garden enjoys a good degree of privacy and includes paved patio area with lawned garden beyond. NO CHAIN. Energy Rating - TBC

Offers Over £150,000

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LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

LOUNGE

15'4 x 11'0 (4.67m x 3.35m)

KITCHEN/DINER

14'2 x 7'8 (4.32m x 2.34m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

11'2 x 9'3 (3.40m x 2.82m)

EN-SUITE WASH ROOM

BEDROOM TWO

14'2 x 8'0 (4.32m x 2.44m)

BATHROOM

5'6 x 7'8 (1.68m x 2.34m)

OUTSIDE

COUNCIL TAX BAND - C



[Directions](#)

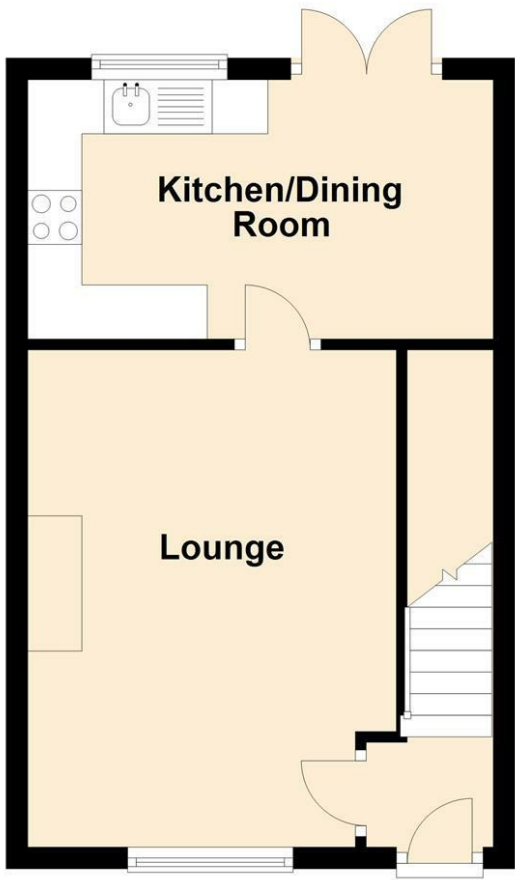




Floor Plan

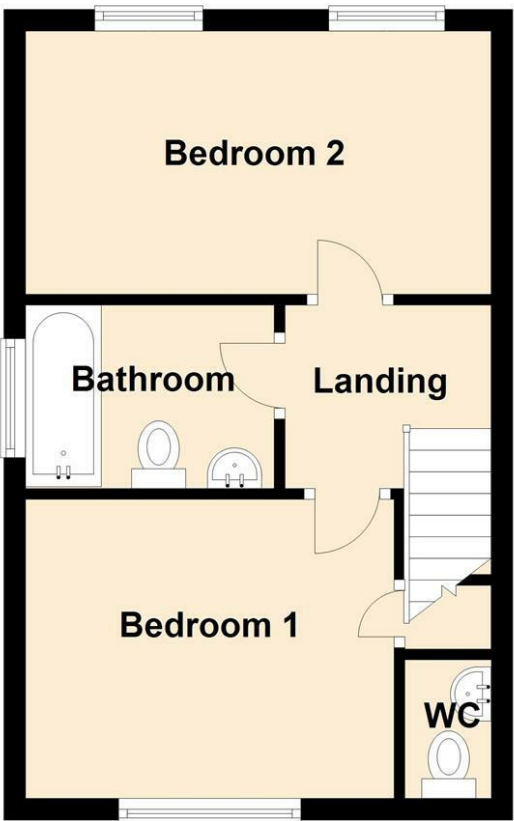
Ground Floor

Approx. 30.5 sq. metres (328.6 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.6 sq. feet)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC