



## 15 Bryn Glas

Rhosllanerchrugog, Wrexham, LL14 2EA

£269,000



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## Recessed Porch

Approached through an arched entrance. Tiled floor.

## Entrance Hall

Wooden double doors opening into the entrance porch. Wooden door opening into hallway with decorative stained glass panel and matching side panels. stairs off to the first floor.

## Lounge

11'4" (+bay) x 11'11" (3.46m (+bay) x 3.64m)

A spacious and beautifully presented room with a double glazed bow window to the front, attractive central fireplace with Log burner with slate stone hearth and timber mantel. Carpeted flooring. panel radiator, TV aerial point.

## Kitchen/Dining Area/ Sitting Room

22'9" x 18'4" (6.94m x 5.60m)

A Spacious Open Plan Area with the sitting room having a wonderful wood burner with stone hearth, carpeted flooring, The kitchen extends into the dining room and is superbly presented with a comprehensive range of matching wall, drawer and base units, wood work surfaces with inset double ceramic sink with 'pull out' mixer tap over, built in electric oven and grill, 5 ring gas hob with stainless steel splash back and extractor fan over, plumbing for a washer, breakfast bar area with units under, part tiled walls, wood effect cushioned flooring, double glazed window to the rear, door off to a useful under stairs storage cupboard, door to cupboard housing the wall mounted combination boiler.

## First Floor Landing

Upvc double glazed window to the side elevation, Panel radiator, oak doors off to bedrooms and family bathroom.

## Bedroom One

11'10" x 11'9" (3.63m x 3.60m )

A spacious and well presented room with a double glazed window to the rear, feature cast iron fireplace, carpeted flooring.

## Bedroom Two

11'6" x 11'10" (3.52m x 3.63m)

With a double glazed bow window to the front, cast iron fireplace, panel radiator, carpeted flooring.

## Bathroom

Fitted with a three piece white suite comprising of Panel enclosed P shaped bath with electric shower over and glazed shower screen with part tiled walls. low level WC and wash hand basin, built in airing cupboard. cast iron radiator. Upvc double glazed frosted window to the rear elevation.

## Bedroom Three/Study

This room has been fitted with a staircase, which leads to the upper loft space, but this could easily be removed if required. Window to front. Vintage style radiator.

## Converted Attic Space

6'5" x 6'4" (1.97m x 1.95m)

The original bedroom is currently used as a study and stairs rise up to a good size space with two velux windows, storage under the eaves and carpeted flooring. ( please note the converted loft space does not have building regs so it cannot be called a room).

## Outside

To the front is a tarmac driveway providing off road parking and leading to a garage suitable for a small car. To the side is a paved pathway with gated access which leads to the rear of the property.

The rear garden area has been well maintained and improved by the present owner. It offers a great degree of privacy and sun throughout the day with a Patio seating area with steps up to a raised lawned garden, and Patio area, with decorative stone, planted borders and a gated access to the rear, fencing to the boundaries. The owner has informed us that there is also a small area of garden just outside the fenced boundary that also belongs to the property.

### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### Services.

The agents have not tested the appliances listed in the particulars.

### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm  
Saturday 9.15am - 4.00pm

### Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

### DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.



## Road Map



## Hybrid Map



## Terrain Map



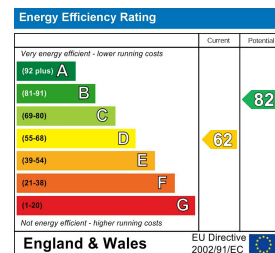
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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