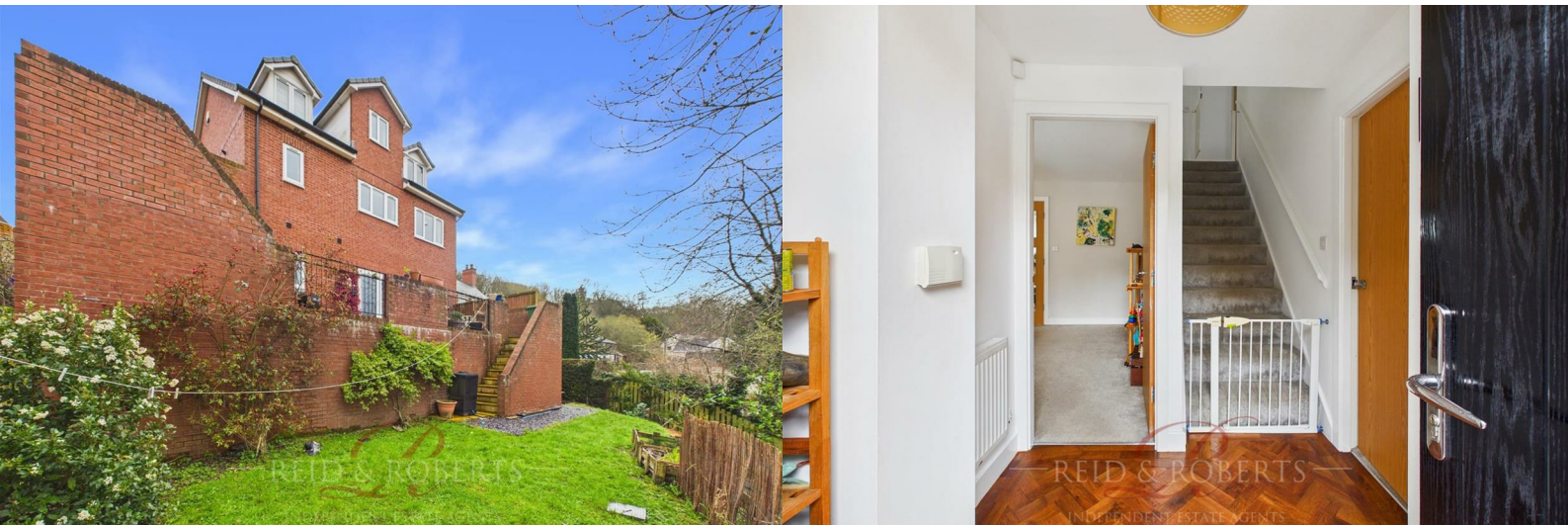




## Pen Y Bryn Green Road

Brymbo, Wrexham, LL11 5DT

Offers In The Region Of £325,000



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### Entrance Hall

Entered via a composite entrance door with two frosted side windows, allowing natural light into the space. Featuring karndean flooring, double panelled radiator, and ceiling light point, with stairs rising to the first floor accommodation. Doors lead through to the lounge and study.

### Lounge

UPVC double glazed window to the front elevation. Featuring carpeted flooring, panelled radiator, and ceiling light point, with French doors leading through to the dining room, creating a seamless flow.

### Sitting Room / Office/ Study

UPVC double glazed window to the front elevation allowing natural light into the room. Featuring carpeted flooring, panelled radiator, and ceiling light point. A door leads to the lower ground floor landing.

### Kitchen/ Dining Room

A well appointed kitchen fitted with a range of wall, drawer and base units with complementary worktop surfaces, incorporating a 1½ stainless steel sink unit with mixer tap. Integrated 'Miele' oven with four ring gas hob and extractor fan above, along with an integrated fridge/freezer. The space features karndean flooring, a defined dining area and breakfast bar, double panelled radiator, and UPVC double glazed windows to the rear elevation allowing plenty of natural light and beautiful far reaching views. There is access to understairs storage ideal for pantry use, a door leading to the downstairs WC , and a UPVC door to the side elevation.

### Cloakroom

Comprising a low level WC and wash hand basin.

### Stairs to the First floor Accommodation

Featuring carpeted flooring and ceiling light point, with doors leading to three bedrooms and the family bathroom.

### Bedroom One

Upvc double glazed windows to front and rear elevation. Carpeted flooring. Double panelled radiator, ceiling light point.

### Bedroom Two

UPVC double glazed windows to the front and rear elevations allowing an abundance of natural light. Featuring carpeted flooring, double panelled radiator, and ceiling light point.

### Bedroom Three

UPVC double glazed window to the front elevation. Featuring carpeted

flooring, ceiling light point, and a useful storage cupboard with shelving.

### Bathroom

Comprising a four piece suite including a panelled bath, walk in shower cubicle with mains shower, low level WC, and wash hand basin set within vanity units. Featuring fully tiled shower area, ceiling light point, and a UPVC double glazed frosted window to the rear elevation.

### Stairs to the Lower Accommodation

Featuring LVL flooring, panelled radiator, and ceiling light point, with doors leading to two reception rooms and utility.

### Utility Room

Fitted with wall and base units with work surfaces over, incorporating a stainless steel sink unit. Space for washing machine and dryer, with double panelled radiator and ceiling light point.

### Reception Room One

A versatile and well-proportioned space that could be utilised as an additional bedroom, playroom, or further reception room depending on individual requirements. Featuring carpeted flooring, double panelled radiator, and ceiling light point.

### Reception Room Two

UPVC double glazed window and doors to the rear elevation allowing natural light into the room and access to outside. A spacious and versatile room, ideal for use as an additional bedroom, playroom, or reception space. Featuring a double panelled radiator and door leading to the en-suite.

### Wet room

Comprising a walk-in Triton electric shower cubicle with sliding doors, low-level WC, and wash hand basin set within a vanity unit. Featuring tiled flooring and double panelled radiator.

### Outside

To the front of the property, there is a spacious paved driveway providing off-road parking for several vehicles, alongside a well-maintained lawned garden bordered by a wall to the boundary, creating an attractive and defined frontage.

To the rear, a paved patio seating area offers an ideal space for outdoor dining and entertaining. Steps lead down to the main lawned garden, which is complemented by a variety of established plants and planting areas. The garden enjoys a pleasant outlook, with stunning

Tel: 01978 353000

views over the surrounding countryside, providing a peaceful and private setting.

### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### 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.

### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### 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.

### 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.

### Loans.

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

### Services.

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

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

### Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

### Tenure

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



Road Map



Hybrid Map



Terrain Map



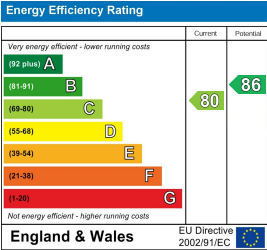
Floor Plan



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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