



## Bodhyfryd Offa Street

Brymbo, Wrexham, LL11 5AG

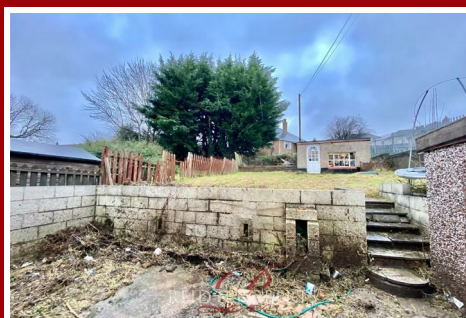
Chain Free £145,000



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## Entrance

Upvc part glazed entrance door opening to:

## Porch

With upvc double glazed windows to front and part glazed door opening to:

## Hallway

Hallway - With stairs to first floor landing, radiator and part glazed door to:

## Lounge/Dining Room

23'1" x 11'3" (7.04m x 3.45m )

A spacious reception room having upvc double glazed bay window to front, upvc double glazed windows to side and rear, two radiators, fireplace, coving to ceiling and part glazed door opening to:

## Kitchen

3.89m x 2.79m

Appointed with a range of white fronted base and wall cupboards complimented by granite work surface areas incorporating a single drainer sink unit with mixer tap and upvc double glazed window above, five ring gas hob, oven/grill, extractor hood, part tiled walls, tiled flooring, inset ceiling spotlights, integrated fridge freezer and useful understairs storage cupboard.

## Bathroom

9'1" x 6'7" (2.79m x 2.03m )

Appointed with a white suite of pedestal wash basin, low flush w.c, 'P' shaped bath with mains thermostatic shower unit and splash screen, tiled floor, fully tiled walls, radiator and upvc double glazed window.

## On The First Floor

Approached via the staircase from the hallway to:

## Landing

With gallery over stairwell, ceiling hatch to roof space and doors off to all rooms.

## Bedroom One

11'5" x 10'0" (3.48m x 3.05m)

Two upvc double glazed windows to front, radiator and six panel door opening to:

## En-Suite

Appointed with a low flush w.c, pedestal wash basin, shower enclosure with electric shower, inset ceiling spotlights and chrome heated towel rail.

## Bedroom Two

3.86m x 2.90m

A good sized second bedroom with upvc double glazed window to rear and radiator.

## Bedroom Three

12'11" x 9'3" (3.96m x 2.82m)

Another double bedroom with two upvc double glazed windows to side, radiator, fitted storage cupboard and Worcester gas combination boiler.

## Outside

The property is approached from the front via a gated driveway providing parking for 2-3 cars and leading to the detached garage having up and over door. The front garden is mainly paved for low maintenance, whilst a pathway leads to the rear garden which includes a lawned area, timber decked patio and former brick store.

## Council Tax Band

Council Band D

Tel: 01978 353000

### 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.

### EPC Rating.

TBC

### 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.

### 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.

### 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.

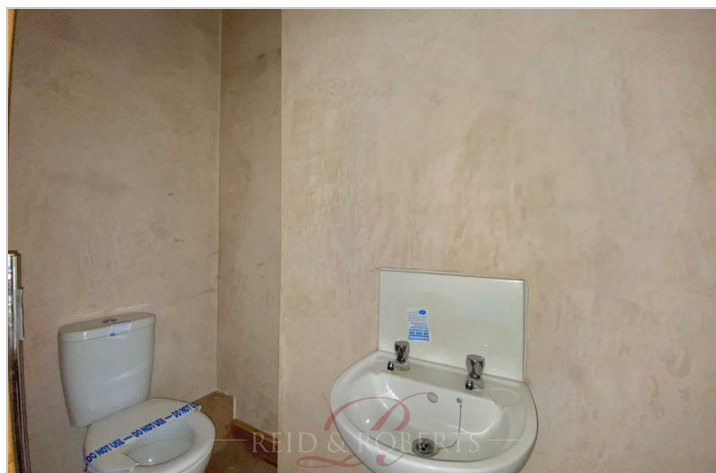
### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

### Services.

The agents have not tested the appliances listed in the particulars. \* WILL NOT TEST THE PARTICULARS\*



Road Map



Hybrid Map



Terrain Map



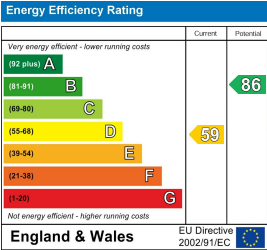
Floor Plan



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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