



## 9 Bryn Coed

, Gwersyllt, LL114UE

Offers Around £135,000

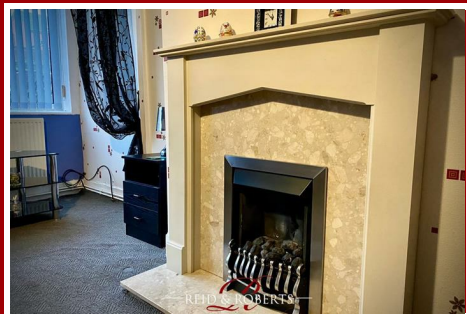




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, Gwersyllt, LL14UE

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## Entrance Hallway

Upvc double glazed door to the side elevation, with doubled glazed window to the rear elevation, textured ceiling, wood effect laminate flooring.

## Lounge

12'11" x 11'1" (3.955m x 3.400m)

Upvc double glazed window to the front elevation, panel radiator, Tv aerial point. phone point, texture ceiling, Gas fire and fire surround with marble effect hearth.

## Sitting Room

9'11" x 10'8" (3.034m x 3.260m)

Upvc double glazed window to the front elevation, double panel radiator, textured ceiling,

## Kitchen

6'2" x 7'9" (1.894m x 2.374m)

Fitted wall and base unit with worktop surfaces over, inset stainless steel unit. stainless steel sink unit with taps over, space for dishwasher and washing machine. splash back tiling. Upvc door to the rear elevation.

## Downstairs WC

5'4" x 2'7" (1.634m x 0.793m )

Low level WC. double glazed frosted window to the rear elevation, wall mounted 'combi' boiler.

## First Floor Accommodation

### Bedroom One

13'1" x 9'4" (4.012m x 2.861m)

Upvc double glazed window to the front elevation, panel radiator.

### Bedroom Two

10'0" x 11'3" (3.050m x 3.432m)

Double glazed Upvc window to the front elevation, double panelled radiator, textured ceiling with built in ample storage.

### Bedroom Three

9'0" x 7'11" (2.762m x 2.414m)

Double glazed window to the rear elevation, double panelled radiator.

### Shower Room

4'10" x 6'4" (1.487m x 1.934m )

comprises of a walk in shower base with electric shower over. Wash hand basin with taps over, double glazed frosted window to the rear elevation, panelled radiator, fully tiled walls, with textured ceiling, and extractor fan.

### Outside

To the front of the property there are steps leading to the front entrance. With slate gravelled gardens and pathway to the side which leads to the rear of the property where you will find a generous sized lawned gardens with two brick built outhouse's.

### 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.

### Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT

Once you are interested in buying this property, contact this office to make an appointment. The

Tel: 01978 353000

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.

### Mortgage Advice

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.

### Loans

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

### Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and

Reid & Roberts accept no responsibility for there working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

### Additional Notes

Council Tax Band: C Annual Price: £1,548

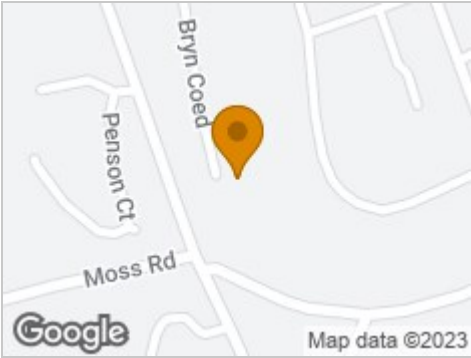
### Hours Of Business

Hours Of Business - Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm



Road Map



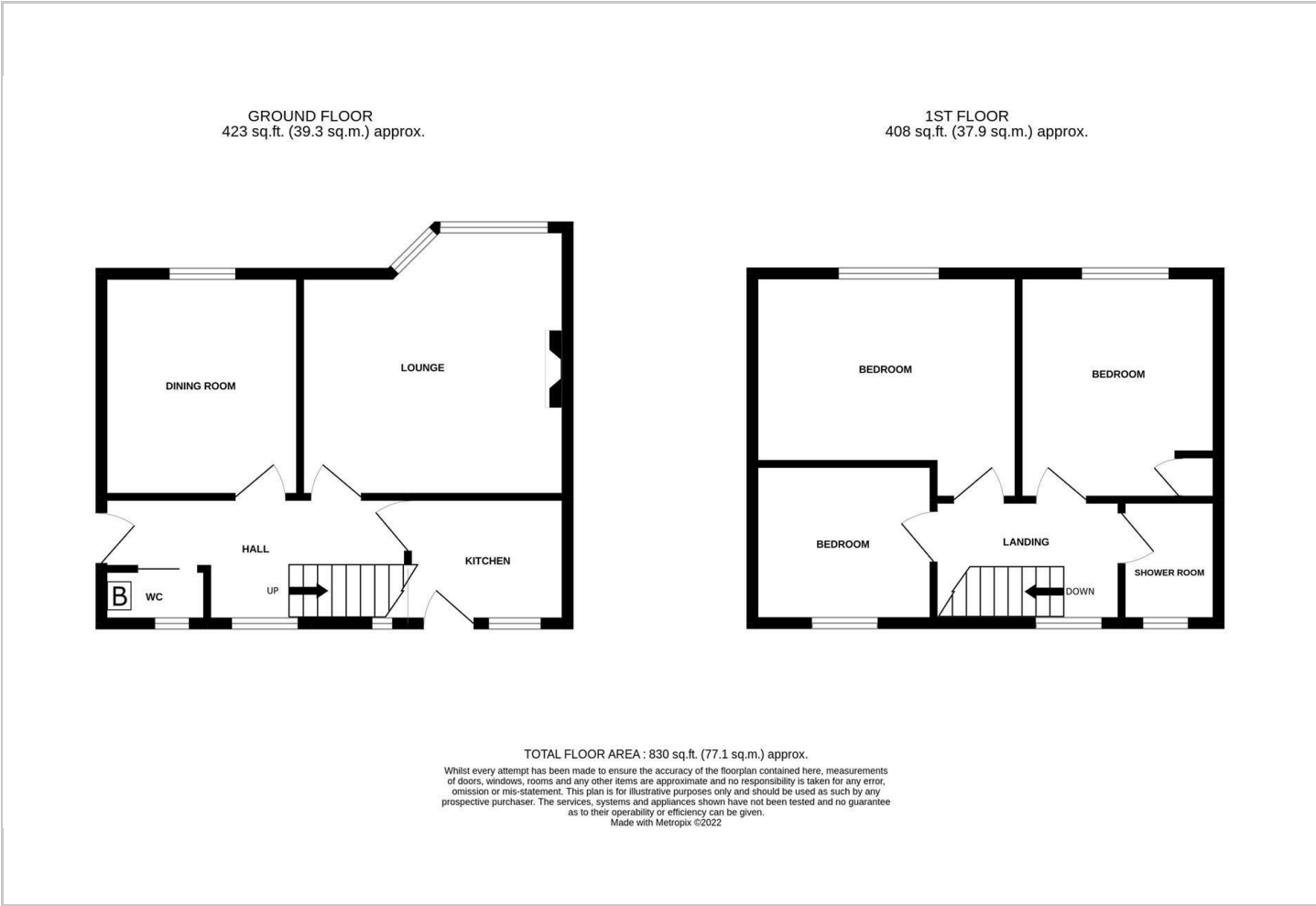
Hybrid Map



Terrain Map



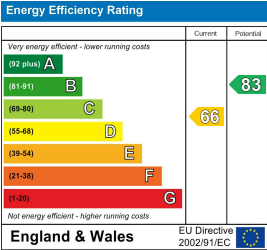
Floor Plan



Viewing

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

Energy Efficiency Graph



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.