



## Ivor Cottages

Wrexham | LL11 6NF

£150,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT





# Ivor Cottages

Wrexham | | LL11 6NF

Located on Victoria Road, Brynteg is this well-presented two bedroom extended terraced home, ideal for a range of buyers.

The internal accommodation features a living room, dining room and kitchen with a useful utility space. To the first floor there are two well-proportioned bedrooms, with the principal room benefitting from a built-in wardrobe/storage. There is also a family bathroom conveniently located, which completes the internal accommodation.

Outside, the property boasts a generous rear garden featuring a lawn, flower beds and a useful parking area for around 2 vehicles, accessed via a shared entrance. Victoria Road enjoys a convenient village setting with easy access to everyday amenities, including local shops, and primary schools. The area benefits from public transport links, making commuting straightforward. Residents benefit from nearby green spaces, ideal for outdoor leisure. A wider range of supermarkets, leisure facilities, and services can be found in nearby Wrexham City Centre. The nearby A483 provides great access links to Chester, Oswestry and beyond.

NO ONWARD CHAIN! MUST BE VIEWED TO BE APPRECIATED!

- WELL-PRESENTED TWO BEDROOM TERRACED HOME
- SEPERATE DINING AND LIVING SPACE
- STYLISH KITCHEN WITH UTILITY SPACE
- WELL-PROPORTIONED BEDROOMS
- UPSTAIRS BATHROOM
- AMPLE REAR GARDEN WITH PARKING
- CONVENIENT LOCATION
- EXCELLENT VIEWS
- NO ONWARD CHAIN!





### Entrance

Entrance door provides access into entrance space, opening into the living room and carpeted flooring. Stairs rising to the first floor.

### Living Room

UPVC double glazed window to the front elevation, ceiling light points, radiator, carpeted flooring and fireplace alcove with brick surround and slate hearth. Opening into dining room.

### Dining Room

Carpeted flooring, ceiling light point, radiator, fireplace alcove with brick surround and slate hearth and opening into the kitchen.

### Kitchen

A well-presented kitchen featuring a range of wall, drawer and base units with complimentary worktop over incorporating a 1.5 stainless steel sink and drainer unit. Integrated appliances to include electric oven and four ring induction hob with extractor over. Radiator, uPVC double glazed window to the rear elevation, utility space with wall-mounted boiler, space and plumbing for a washing machine or tumble dryer. Door onto the rear garden, ceiling light points and uPVC double glazed window to the rear elevation.

### Landing Area

Carpeted flooring, ceiling light point and doors off to the bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the front elevation, door into built-in storage cupboard/wardrobe, radiator, carpeted flooring and ceiling light point.

### Bedroom Two

UPVC double glazed window to the rear elevation, radiator, ceiling point and carpeted flooring.

### Bathroom

A three-piece suite comprising a low-level W.C., pedestal hand wash basin and panelled bath with shower over. Shaving points, chrome heated towel rail, part tiled walls, extractor fan and uPVC double glazed window to the rear elevation.

### Outside

To the rear of the property is an ample garden featuring decked steps down to a lawned area with flower beds. A path leads down to further steps where there is a tarmac area featuring parking for two to three vehicles. There is a wooden gate that provides access from a shared tarmac driveway. To the front of the property is a gate providing access to a front yard which leads to the front access door.

### IMPORTANT INFORMATION

#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular









importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

#### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage





MONOPOLY



MONOPOLY



MONOPOLY







Ground Floor



**Landing**  
2'9" x 4'5"  
0.85 x 1.35 m

Floor 1



**Approximate total area<sup>(1)</sup>**  
693 ft<sup>2</sup>  
64.4 m<sup>2</sup>

**Reduced headroom**  
10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

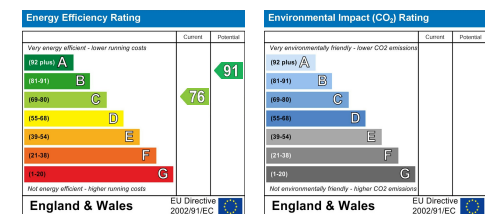
GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.















Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**  
BUY ■ SELL ■ RENT

**MONOPOLY**  
BUY ■ SELL ■ RENT