



Bryn-Y-Gaer Road, Wrexham LL11 6AT

£99,950

A 2 bedroom terraced property located in the semi-rural village of Pentre Broughton. This property would make an ideal first time or investment purchase offering a kitchen/dining room, first floor bathroom and a garden to the rear. The village of Pentre Broughton sits approximately 3 miles from Wrexham City centre and has a number of amenities close to hand including a primary school. In brief the property comprises of; lounge and kitchen/dining room to the ground floor and 2 bedrooms and a bathroom to the first floor.

- A 2 bedroom terraced property
- Kitchen/Dining Room
- NO CHAIN
- Ideal for a first time or investment buyer
- Rear Garden
- Gas central heating



Lounge

4.40m x 2.85m (14'5" x 9'4")

With a double glazed window to the front, central fireplace with timber surround and mantel, wood effect flooring, stairs to the first floor.

Kitchen/Dining Room

4.42m x 3.21m (14'6" x 10'6")

Fitted with matching base and drawer unit, working surface with inset stainless steel sink and drainer, space for a cooker, space for a fridge/freezer, 2 double glazed windows, door off to the rear garden, tiled flooring, wall mounted gas combination boiler.

First Floor Landing

With carpeted flooring, access to the loft space.

Bedroom 1

4.03m x 2.74m (13'2" x 8'11")

With a double glazed window to the front, carpeted flooring.

Bedroom 2

2.63m x 1.71m (8'7" x 5'7")

With carpeted flooring. Has been used as a bedroom and there is space for single but would not meet current building regulation and rental regulation standards as there is no external window or second opening other than the door.

Bathroom

2.60m x 1.47m (8'6" x 4'9")

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, double glazed window, part tiled walls.

Rear Garden

To the rear is a predominantly lawned garden with paved patio and shared rear pathway.

Important Information

*Key facts interactive report link available in video

tour and brochure sections. *

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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.

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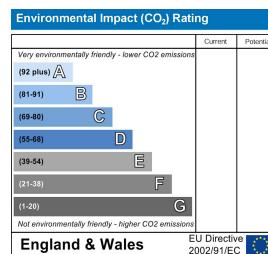
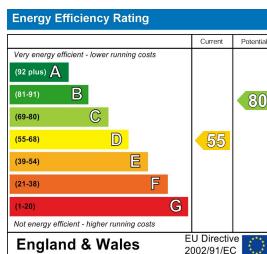
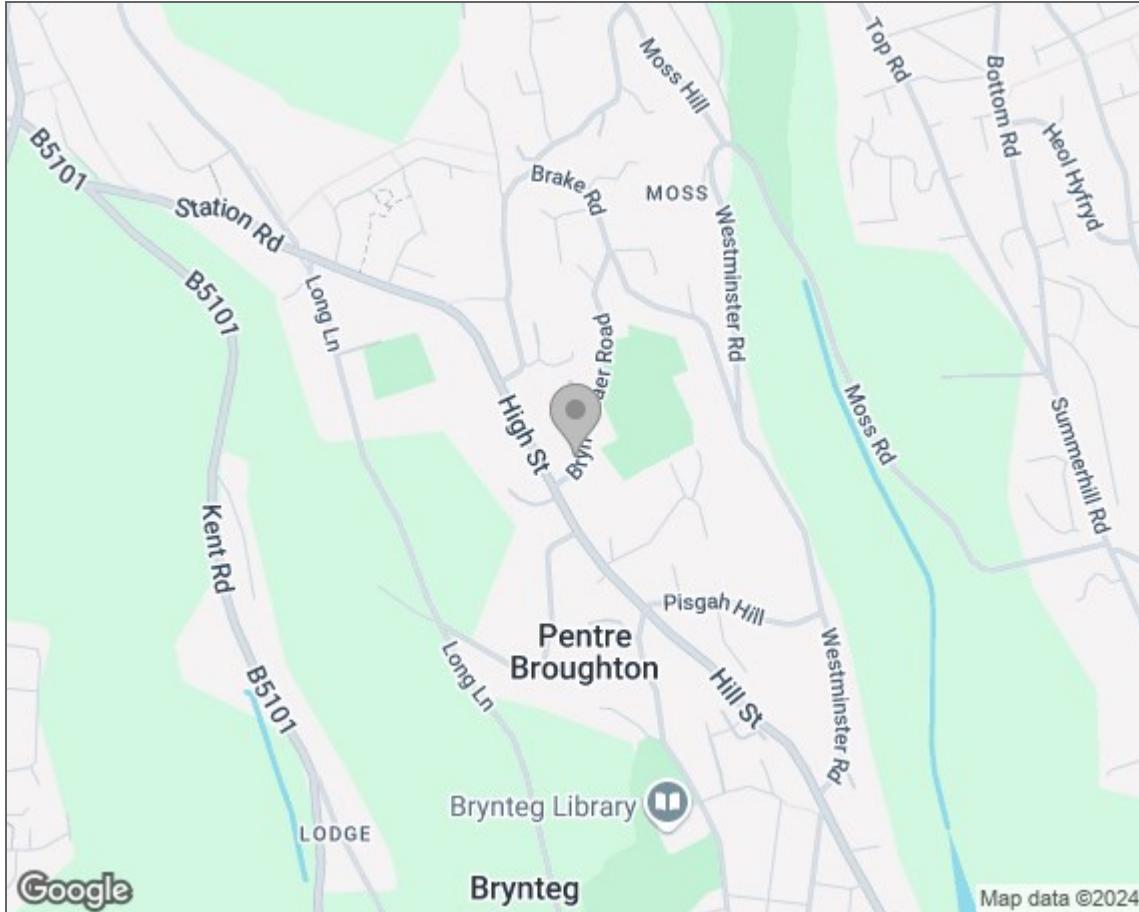
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