



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. *

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.

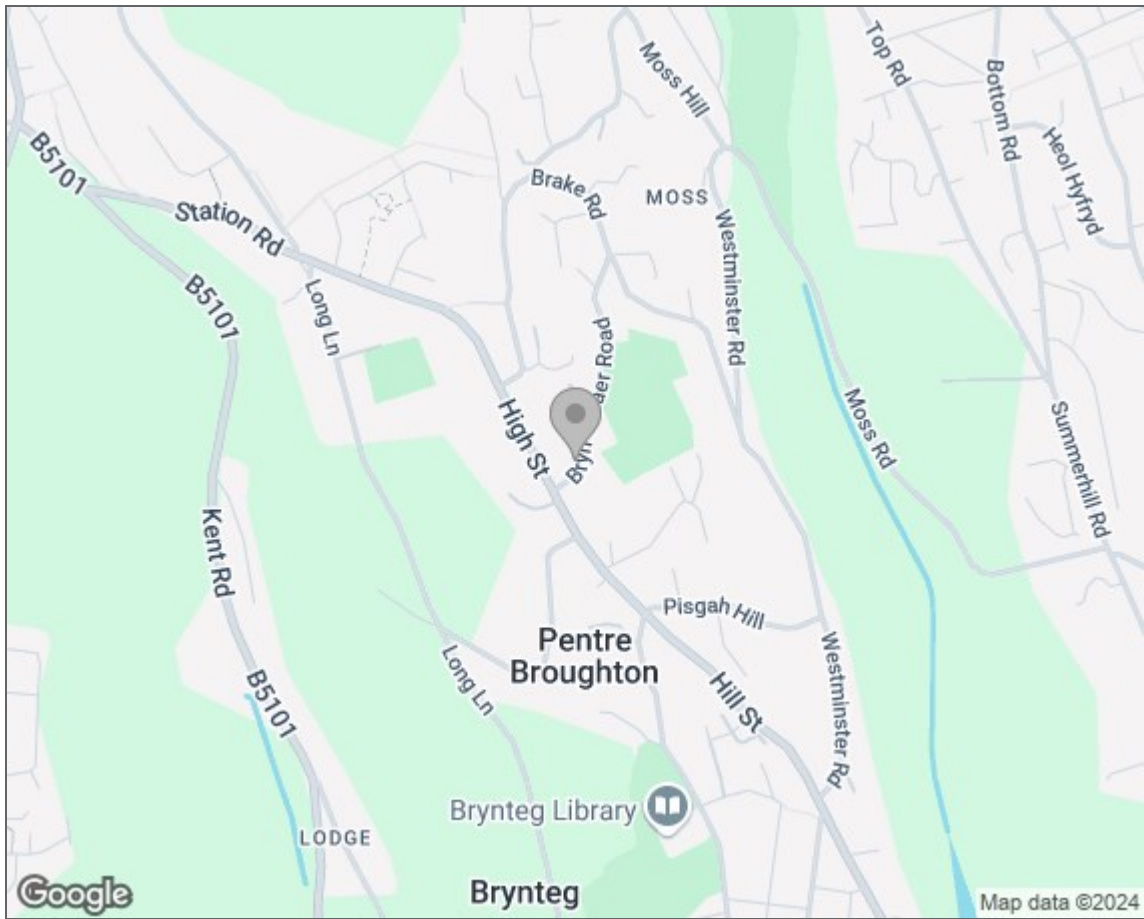
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		55
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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