



Harwd Road, Brymbo LL11 5BP

£145,000

Welcome to this charming semi-detached house located on Harwd Road in the popular village of Brymbo, Wrexham. This delightful property boasts a spacious 1,065 sq ft of living space, perfect for a growing family or those looking for a bit of extra room to spread out. As you step inside, you are greeted by a rear porch leading to a well proportioned reception room, recently upgraded kitchen/diner ideal for relaxing with family or entertaining guests. The property features three lovely bedrooms, offering plenty of space for a peaceful night's sleep or a quiet retreat to unwind after a long day. With a very stylish modern bathroom, you can enjoy a refreshing shower or a relaxing soak in the tub. The layout of this house is perfect for those seeking a comfortable and functional living space. Located in the heart of Brymbo, this property offers the perfect blend of tranquillity and convenience. Whether you fancy a leisurely stroll in the nearby countryside or a quick trip to the local shops and pubs this location has it all. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this wonderful property on Harwd Road. NO ONWARD CHAIN!

- A THREE BEDROOM SEMI DETACHED HOUSE
- STUNNING CONTEMPORARY KITCHEN
- GENEROUS LOUNGE
- REAR GARDEN
- VIEWING HIGHLY RECOMMENDED!
- SPACIOUS INTERNAL ACCOMODATION
- STYLISH MODERN BATHROOM
- HALLWAY WITH UTILITY AREA
- POPULAR VILLAGE LOCATION
- NO CHAIN!



Entrance/Rear Porch

Double glazed window to side, tiled flooring, door to living room.

Lounge

A generous living space ideal for relaxing with double glazed window overlooking the rear garden, access to kitchen/diner and utility/hallway.

Kitchen/Diner

A perfect space for hosting fitted with a stylish range of grey gloss fronted base and wall cupboards complimented by work surface areas with grey part tiled walls, new four ring electric hob with new oven/grill below and new black extractor hood above, new integrated dishwasher, new integrated fridge freezer and a newly tiled floor that continues into the dining area with part glazed external door, radiator and upvc double glazed window overlooking the rear garden.

Inner Hall/Utility

A useful space with new grey base and wall cupboards with work surface areas, concealed Ideal gas combination boiler, plumbing for washing machine, part tiled walls, upvc double glazed window and understairs storage cupboard, stairs to first floor landing.

First Floor Landing

Doors to three bedrooms, bathroom, loft hatch.

Bedroom One

Double bedroom, window to rear.

Bedroom Two

Double bedroom with window to rear.

Bedroom Three

A well proportioned third bedroom with window to front.

Bathroom

Beautifully appointed with a new stylish white suite

comprising a bath with black mixer tap and matching mains thermostatic shower above with Drench style shower head and splash screen, w.c, wash basin with central black mixer tap and gloss grey vanity drawers below, fully tiled walls, tiled flooring, extractor fan, black contemporary radiator and double glazed window to front.

Outside

The property is accessed off Harwd Road along a gated pathway leading to the good sized garden with patio area and lawned garden beyond. The path continues to the new entrance door.

IMPORTANT INFORMATION

*Material Information interactive report link below and available in video tour and brochure sections. * https://sprift.com/dashboard/property-report/?access_report_id=3647387

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.

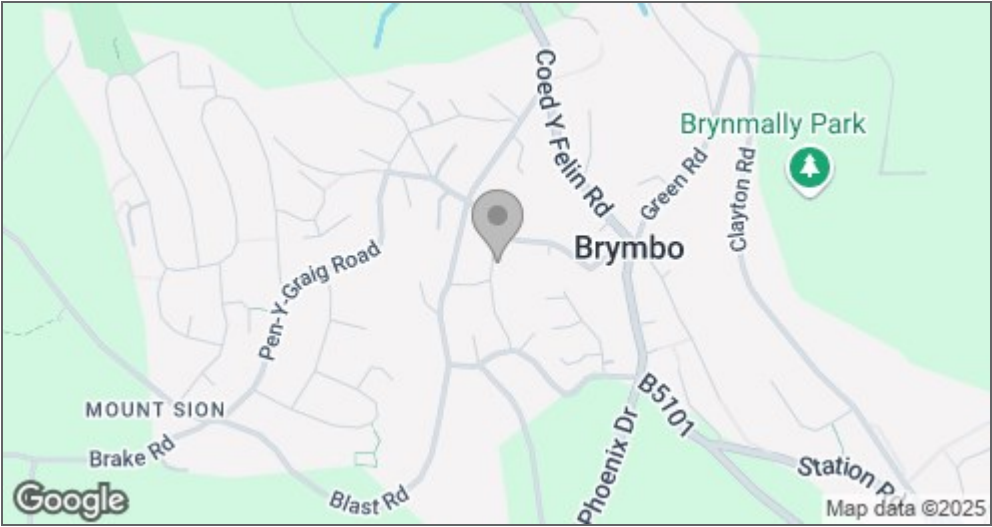
Please remember that you should not borrow more than you can safely afford.

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









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
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