



10

Wrexham | LL11 6LH

Offers In The Region Of £260,000

**MONOPOLY**  
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# 10

## Wrexham || LLI | 6LH

Situated in an elevated position within the popular residential area of Brynteg, this fully renovated three bedroom end-terraced family home enjoys far-reaching views and beautifully presented accommodation throughout. In brief, the property comprises an impressive open plan kitchen/dining room, a separate utility and a spacious living room. To the first floor, the landing provides access to three well-proportioned bedrooms, with the principal benefitting from an en-suite shower room, a further bedroom featuring a dressing area, and a modern family bathroom. Externally, to the front there is a block paved driveway providing off-road parking, alongside a low-maintenance artificial lawn and access to the garage from both the front and rear. The rear garden has been thoughtfully landscaped to create a variety of seating and entertaining areas, including a paved patio, decorative stone terrace, raised decked area and a timber-built summer house with power. The property has undergone a comprehensive scheme of renovation in recent years, including a full re-wire, new windows and doors, extension and the addition of a garage, creating a stylish and move-in ready home. Daisy Road is a well-regarded residential location within Brynteg, offering a range of local amenities within walking distance including shops, schools and scenic countryside walks. Wrexham city centre is just a short drive away, providing a wider selection of retail, leisure and dining options, along with excellent transport links via the A483 to Chester, Oswestry and the wider North West.

- RENOVATED THREE BEDROOM FAMILY HOME
- END-TERRACED STONE PROPERTY WITH DRIVEWAY AND VIEWS
- LANDSCAPED GARDEN TO THE REAR WITH SUMMERHOUSE
- OPEN PLAN KITCHEN/DINING AREA
- UTILITY SPACE
- SPACIOUS LIVING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- NO ONWARD CHAIN
- GARAGE
- POPULAR RESIDENTIAL AREA OF BRYNTEG



### Entrance

Composite door leads into entrance/dining area.

### Dining Room

UPVC double glazed window to the front elevation with venetian blinds. Tiled flooring, ceiling light point, radiator, door to lounge, stairs to first floor and opening into kitchen.

### Kitchen

Housing a range of wall, drawer and base units with complimentary wooden work surface over incorporating a Belfast sink with mixer tap. Extractor hood set over a space for range cooker and space for fridge freezer. Tiled flooring, two ceiling light points, kickboard lighting, uPVC double glazed window to the rear elevation. Opening into the utility area.

### Utility Area

UPVC double glazed window and door to the rear garden area. Space and plumbing for washing machine with work surface over. Tiled floor, radiator and ceiling light point.

### Living Room

UPVC double glazed window to the front elevation with venetian blinds. Beamed ceiling, wooden laminate flooring, radiator and ceiling light point.

### Landing Area

Split landing area with carpet flooring, ceiling light point, doors to bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the front with views. Carpet flooring, ceiling light point, radiator and door into en-suite.

### En-suite

Three piece suite comprising low-level WC, wash

hand basin det on vanity unit and double walk-in shower with dual hose mains shower. Door leading into useful storage cupboard with shelving and LED lighting.

### Bedroom Two

UPVC double glazed window to the front elevation with views. Built in shelf, carpet flooring, ceiling light point and panelled radiator.

### Bedroom Three

UPVC double glazed window to the rear elevation. Raised dressing area with built in wardrobe, carpet flooring, panelled radiator and ceiling light point.

### Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and freestanding rolltop bath. Recessed LED lighting, LVT flooring, heated towel rail, 1/2 wood panelled walls and uPVC double glazed frosted window to the rear elevation.

### Garage

Double timber doors to the front opening with additional rear access door, power and lighting.

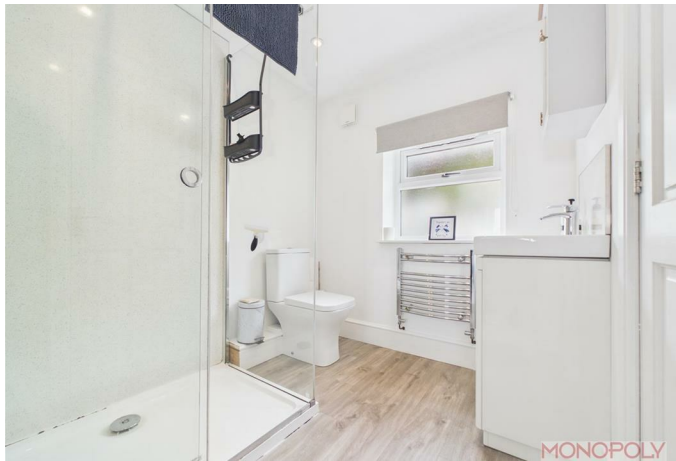
### Summerhouse

Timber built summer house with power, lighting and wall mounted electric heater.

### Outside

To the front, the property is approached via a spacious block paved driveway providing off-road parking for up to three vehicles, alongside an artificial lawn for ease of maintenance. There is access to the garage, with an attractive feature tree and decorative stone borders enhancing the kerb appeal. To the rear, the property boasts a thoughtfully landscaped, multi-level garden designed for both relaxation and entertaining. A paved patio area provides an ideal





seating space, with steps leading to a charming decorative stone terrace complemented by raised sleeper beds, perfect for planting flowers and shrubs. A further set of steps leads to an elevated decked seating area with views, complete with a timber summer house. The garden is fully enclosed by fencing and benefits from external lighting, power sockets and an outside tap, offering both practicality and privacy.

#### **Additional Information**

The combination boiler is approximately 8 years old and was serviced last year. The house was re-wired eight years ago. The property is a fully renovated home with work including open plan to the kitchen/dining room, extension above utility for ensuite and built in storage, garage was built, all gardens landscaped and paved, summer house built and all new windows and doors two years ago. The home is fitted with a security system including alarms and cameras. Some furniture can be purchased at an additional cost.

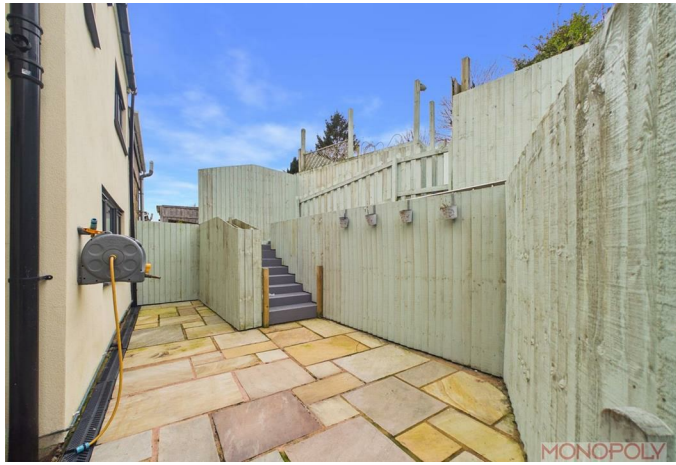
#### **Important Information**

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.









**Approximate total area<sup>(1)</sup>**

1245 ft<sup>2</sup>  
115.6 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

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(1) Excluding balconies and terraces

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Reduced headroom  
Below 5 ft/1.5 m

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

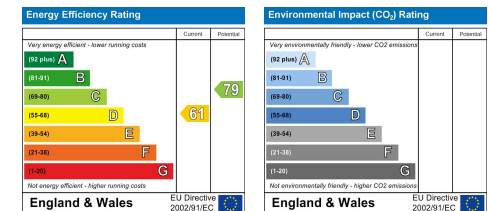
**GIRAFFE360**

**MONEY LAUNDERING REGULATIONS 2003**

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