



Quarry Road, Wrexham LL11 6AD

£120,000

Situated on Quarry Road in the village of Brynteg, is this two-bedroom property offering an excellent opportunity for first-time buyers or investors to add value and personalise to your own taste. The accommodation comprises an entrance porch, lounge/dining area, kitchen, downstairs shower-room two double bedrooms. Externally, there is a garden area and on street parking to the front. Located in a popular residential area, the property enjoys convenient access to local amenities, schools, and transport links to Wrexham, Mold, and beyond.

- IDEAL FIRST TIME BUY/INVESTMENT
- SPACIOUS LOUNGE/DINER
- DOWNSTAIRS SHOWER ROOM
- GARDENS TO REAR
- TWO BEDROOM TERRACE HOME
- ENTRANCE PORCH
- KITCHEN
- VILLAGE LOCATION



Entrance Porch

UPVC double glazed frosted door leading into entrance porch with uPVC double glazed frosted window to front. Carpet flooring, ceiling light point and opening into lounge.

Lounge/Dining Room

UPVC double glazed window to the front elevation with venetian blinds. Wooden laminate flooring, stone fire surround with electric fire and shelving. Two ceiling light points, two panelled radiators, wooden laminate flooring, stairs rising to first floor and door into inner hallway.

Inner Hallway

Ceiling light point, panelled radiator, vinyl flooring and door into shower room..

Shower Room

Three piece suite comprising low level WC, wash hand basin set in vanity unit and mains dual hose shower with brick style splash-back. Vinyl flooring, glazed frosted window into kitchen and ceiling light point.

Kitchen

Housing a range of cream gloss wall, drawer and base units with work surface over. Integrated appliances to include double electric oven and grill and four ring gas hob. Space for fridge freezer, washing machine and dishwasher. Stainless steel sink unit with mixer tap above. Panelled radiator, ceiling light point and vinyl flooring. UPVC double glazed window to the rear elevation and uPVC double glazed frosted door to the rear.

Landing Area

Stairs from lounge/diner leads to landing area with carpet flooring, ceiling light point and doors leading into bedrooms.

Bedroom One

UPVC double glazed window to the rear elevation.

Fitted wardrobes with rail and shelving. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the front elevation. Cupboard with shelving and cove with combination boiler. Access to loft, wooden laminate flooring, ceiling light point and panelled radiator.

Outside

To the front there is an on-street parking space with steps rising to the front entrance with hedging to the boundary. To the side there is a shared access pathway. The rear garden area comprises of a shared lawned garden area with a further lawned garden area which is allocated to the property.

Additional Information

Since residing in the property, the vendors have replaced the roof to the rear of the property and replaced the shower.

Important Information

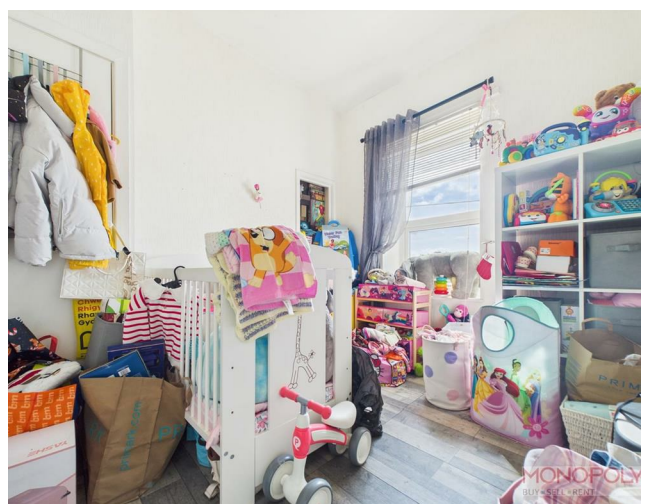
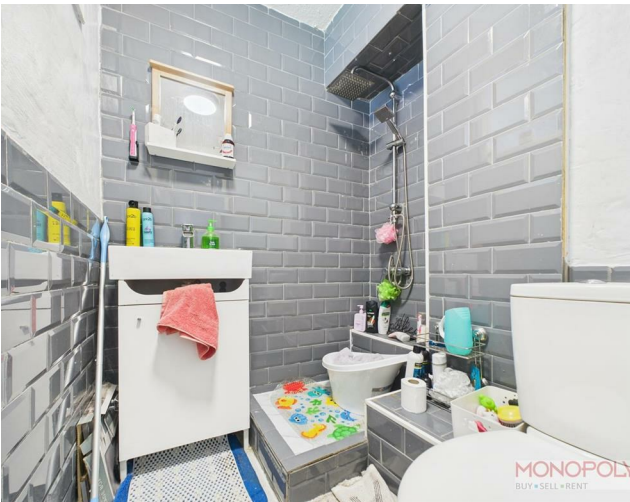
MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



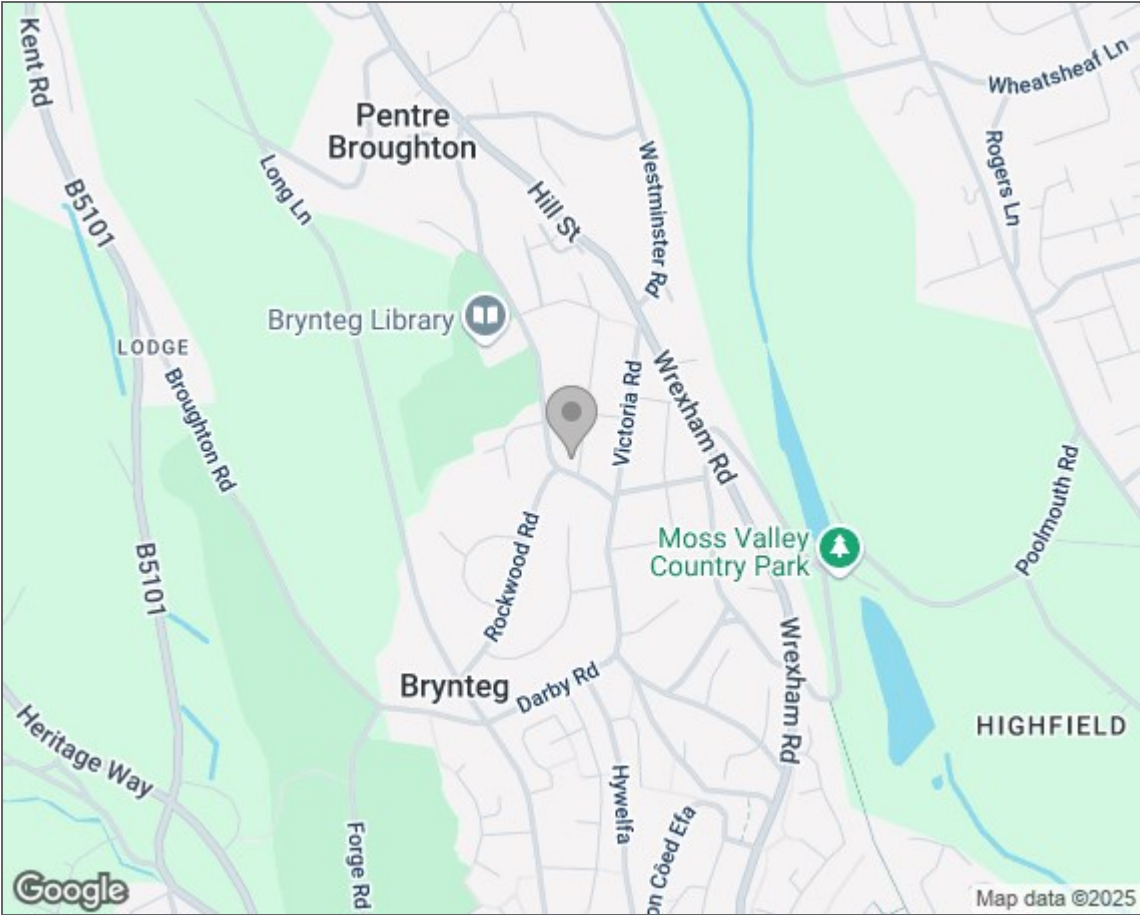
accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within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











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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