



## Braeside, Wrexham LL13 8JJ

£895

25 Braeside, Wrexham is a well-presented and inviting home located in a popular residential area. The property offers a bright and spacious living room, featuring a focal fireplace and neutrally decorated with wood-effect flooring. The kitchen is well equipped with a gas hob, integrated oven and boiler, along with ample worktop and storage space, and space for a dining table. French doors lead from the kitchen into a spacious conservatory, which provides an additional living or dining area and enjoys views over the rear garden. The conservatory overlooks a fairly sized, well-maintained garden, offering a pleasant outdoor space suitable for seating, entertaining, or gardening.

Upstairs, the property benefits from two well-proportioned bedrooms, one of which includes integrated wardrobes and additional storage space. The bathroom is a well presented sized bathroom, with combined bath and shower. Further features include gas central heating and double-glazed windows throughout. Braeside is a sought-after area of Wrexham, offering a quiet residential setting while remaining close to local amenities, schools, shops, and public transport links. Wrexham town centre is easily accessible, along with major road routes for commuters.

- Popular residential location in Braeside, Wrexham
- Well-equipped kitchen with gas hob, oven and ample storage
- Gas central heating and double-glazed windows throughout
- Two well-proportioned bedrooms
- Bright and spacious living room with feature fireplace
- French doors leading to a spacious conservatory
- Spacious conservatory
- Well-presented, good-sized rear garden



## **Porch**

Porch area with extra storage space

## **Living Room**

Spacious living room, with wood effect flooring, focal fireplace and storage to the rear.

## **Kitchen**

The kitchen has ample storage space, with integrated oven and gas hob, boiler and space for dining table.

## **Conservatory**

French doors leading into an ample and well lit conservatory to use as another dining/living room, overlooking the garden.

## **Bedroom 1**

Well sized master bedroom, with integrated wardrobes and storage space within.

## **Bedroom 2**

A second well sized bedroom to the rear of the property with carpet flooring.

## **Bathroom**

Upstairs bathroom, with a well sized bath/shower, toilet and sink.



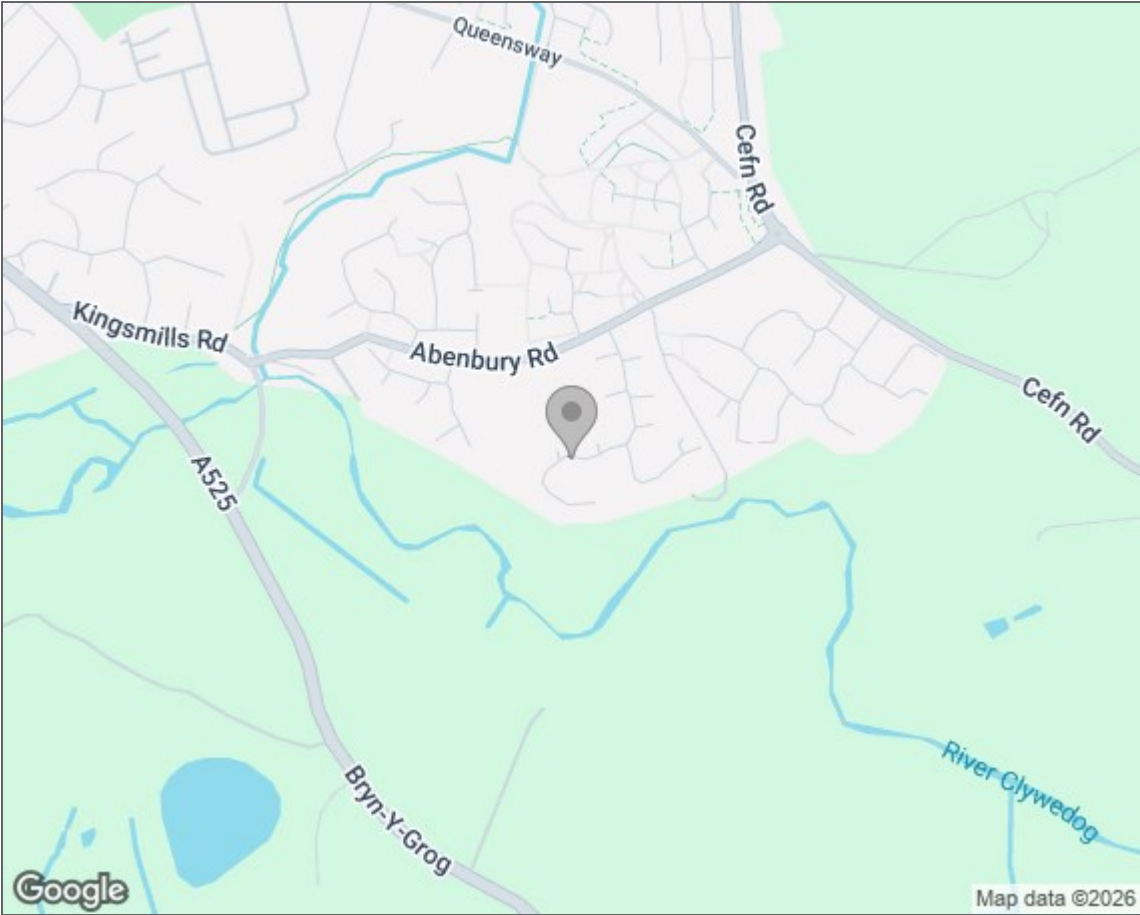












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

