



14

Wrexham | LL11 6NS

Offers In Excess Of £185,000

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# 14

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A deceptively spacious, well presented 3 bedroom semi-detached stone property located in the semi-rural village of Brynteg. This charming property offers 2 reception rooms, 3 bedrooms and well appointed kitchen and bathroom, all of which can only be truly appreciated when viewing. The village of Brynteg offers a number of local amenities including shops, primary school and has excellent access to Wrexham and the A483 for commuting. In brief the property comprises of; lounge, dining room, kitchen and utility room to the ground floor and 3 bedrooms and bathroom to the first floor.

- A charming 3 bedroom semi-detached property
- Deceptively spacious
- Two Reception rooms
- Well appointed kitchen and bathroom
- Off road parking for one car
- MUST BE VIEWED TO BE FULLY APPRECIATED



### Lounge

A spacious and well presented lounge with a double glazed window to the front, carpeted flooring, door opening to the front of the property.

### Dining Room

Again a good size with a double glazed window to the rear, carpeted flooring, stairs off to the first floor.

### Kitchen

Well appointed with a range of matching wall, drawer and base units, wood effect work surfaces with inset 1 1/4 sink and drainer, built in electric oven, 4 ring electric hob with glass splashback and stainless steel extractor fan over, wood effect flooring, double glazed window to the rear.

### Utility Room

With work surfaces and units under and large storage unit, plumbing for a washing machine, space for a fridge/freezer, double glazed window, wood effect flooring.

### Bedroom 1

A spacious bedroom with a double glazed window to the front, carpeted flooring, door to a storage cupboard housing the wall mounted gas combination boiler.

### Bedroom 2

A good size bedroom with a double glazed window to the rear, carpeted flooring.

### Bedroom 3

Well presented with a double glazed window to the rear, carpeted flooring.

### Bathroom

Fitted with a low level w.c, wash hand basin with vanity unit under, bath with dual shower head over, part tiled walls, wood effect cushioned flooring, double glazed window.

### Outside

Accessed from the rear of the property there is off road parking for 1 car and two gravelled areas of garden at the back of the property. A pathway leads to the front of the property where there is a brick paved patio and paved area with a timber storage shed.

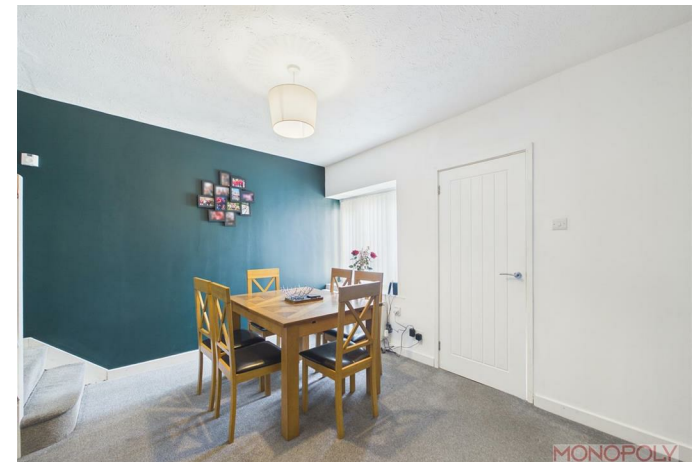
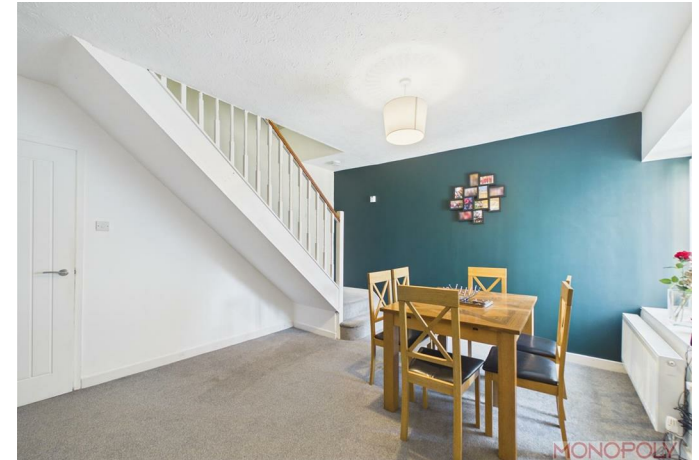
### Important Information

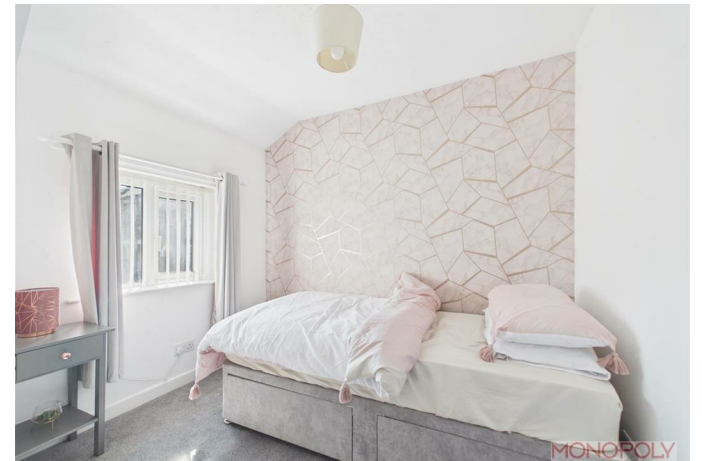
#### MONEY LAUNDERING REGULATIONS 2003

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>**  
 948 ft<sup>2</sup>  
 88 m<sup>2</sup>

**Reduced headroom**  
 12 ft<sup>2</sup>  
 1.2 m<sup>2</sup>

Ground Floor



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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

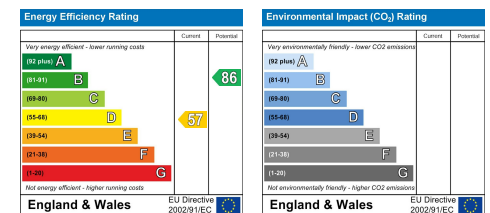
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