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Brynteg || LL11 6NG

£289,000

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## Brynteg || LLI | 6NG

A spacious and versatile four/five-bedroom detached family home, offered for sale with no onward chain, and occupying an elevated position on Victoria Road in Brynteg. Boasting far-reaching views and generous living accommodation, the property has been recently improved and is ready to move into. The ground floor comprises a welcoming entrance hall, a comfortable lounge, a separate dining room, a modern kitchen/breakfast room, and a useful utility room. Additionally, there is a flexible reception room or fifth bedroom, a home office, an inner hallway, and a contemporary downstairs shower room - ideal for multigenerational living or working from home. To the first floor are four well-proportioned bedrooms and a family bathroom. Externally, the property features a front driveway providing off-road parking, a side garden with patio area and a timber-framed structure ideal for outdoor seating, as well as a rear courtyard/refuse area. Brynteg is a well-established village offering a host of local amenities including convenience stores, schools, parks, and public houses - all within walking distance. The nearby villages of Brymbo and Tanyfron provide additional facilities, such as primary schools, medical centres, and community hubs. The property is also just a short drive from Wrexham City Centre, which offers a comprehensive range of retail, leisure, and transport links, including easy access to Chester, Oswestry, and the wider road network via the A483. An excellent opportunity for families seeking space, flexibility, and convenience in a popular residential location.

- FOUR/FIVE BEDROOM DETACHED STONE COTTAGE
- TWO/THREE RECEPTION ROOMS - VERSATILE TO SUIT
- KITCHEN AND UTILITY
- OFFICE/DRESSING ROOM
- DOWNSTAIRS SHOWER ROOM PLUS FAMILY BATHROOM
- NO CHAIN
- TIMBER STRUCTURE WITH POWER AND LIGHTING
- PATIO AND GARDEN AREA TO SIDE AND DRIVE FOR TWO VEHICLES
- POPULAR VILLAGE LOCATION
- RENOVATION WORK COMPLETED



### Entrance Hall

UPVC double glazed stained glass door leading into the entrance hall with doors off to lounge and dining room, stairs rising to first floor, ceiling light point and wooden laminate flooring.

### Lounge

UPVC double glazed window to the front elevation. Alcove for electric fireplace, carpet flooring, ceiling light point, two wall lights and panelled radiator.

### Dining Room

UPVC double glazed window to the front elevation. Log burner sat on a granite hearth with stone surround. Wooden laminate flooring, panelled radiator, ceiling light point, doors into hall and kitchen.

### Kitchen/Breakfast Room

Housing a range of wall drawer and base units with complimentary work surface over. Integrated appliances to include electric oven, gas hob and extractor over. Composite sink unit with mixer tap over. Tiled splashback, vinyl flooring, recessed LED lighting, panelled radiator and under stairs storage cupboard with wall light. UPVC double glazed window to the rear. Doors to inner hallway and utility area.

### Utility

UPVC double glazed frosted window to the rear elevation with uPVC double glazed frosted door to the rear courtyard area. Space and plumbing for washing machine, dishwasher, tumble dryer and fridge freezer with isolator switches. Recessed LED lighting, herringbone effect vinyl flooring, wall mounted combination boiler and door into bedroom five/additional reception room.

### Bedroom Five/Reception

A versatile space which can be utilised as an additional bedroom or additional reception room. UPVC double glazed window to the front elevation. Door into built in cupboard with shelving. Recessed LED lighting, panelled radiator and carpet flooring. Door into office/dressing room.

### Office/Dressing Room

A useful space which can be utilised as a dressing room or office. Recessed LED lighting, carpet flooring, power and mezzanine shelf for storage.

### Inner Hallway

Hallway off the kitchen with uPVC double glazed window to the front elevation and uPVC double glazed frosted door to the side garden area. Wooden flooring, alcove with shelf, recessed LED lighting and door into downstairs shower room.

### Downstairs Shower Room

Modern shower room with low-level WC, wash hand basin sat in a vanity unit with pull out drawers and double walk in mains shower with tiled splashback, glass screen and tiled shelf. Fitted vanity mirror, shave point, recessed LED lighting, extractor fan, chrome heated towel rail and tiled flooring.

### Landing Area

Landing area with two corridors off to bedrooms and bathrooms. Carpet flooring and three ceiling light points.

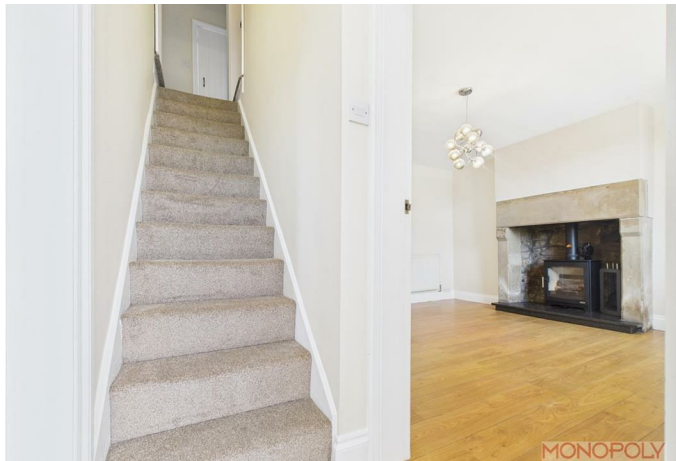
### Bedroom One

UPVC double glazed window to the front elevation. Carpet flooring, recessed LED lighting, panelled radiator and access to loft.

### Bedroom Two

UPVC double glazed window to the front elevation.





Stable style door leading into storage cupboard with uPVC double glazed window to the front elevation with ceiling light point and shelf. Hardwood flooring, ceiling light point, two wall lights, and panelled radiator.

#### **Bedroom Three**

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

#### **Bedroom Four**

UPVC double glazed window to the side elevation. Carpet flooring, ceiling light point and panelled radiator.

#### **Bathroom**

Three piece suite comprising of a low-level WC, pedestal wash hand basin and bath with tiled panel. Fully tiled walls, chrome heated towel rail, fitted mirror cabinet, shave point, extractor fan, ceiling light point, tiled floor and uPVC double glazed frosted window to the side/rear.

#### **Outside**

The garden area is situated to the right hand side of the property. The the front there is a patterned concrete driveway with space for two vehicles and timber gate leading to the side garden area. There is a stone wall to the front boundary and steps lead up to the entrance where there is a further patterned concrete pathway surrounding the front. To the rear is a courtyard/refuse area, bound by a stone wall with timber gate. The side garden area has the added benefit of a timber structure which has power sockets, shelving and lighting - including downlighting built in externally. There is an Indian sandstone patio area, raised borders with established shrubberies and a lawned garden. The boundary is predominantly fence panels offering adequate privacy.

#### **Additional Information**

The property has had new flooring, has been redecorated throughout, some rewiring, new consumer unit and both electrical and gas safety certificates issued.

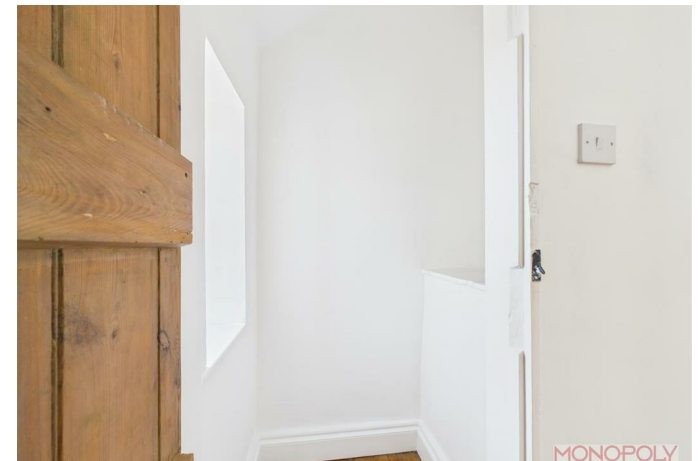
#### **Important Information**

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.







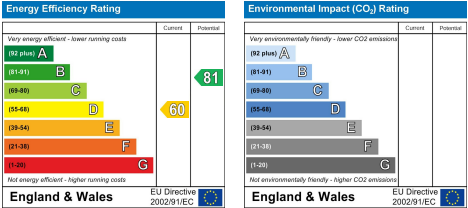


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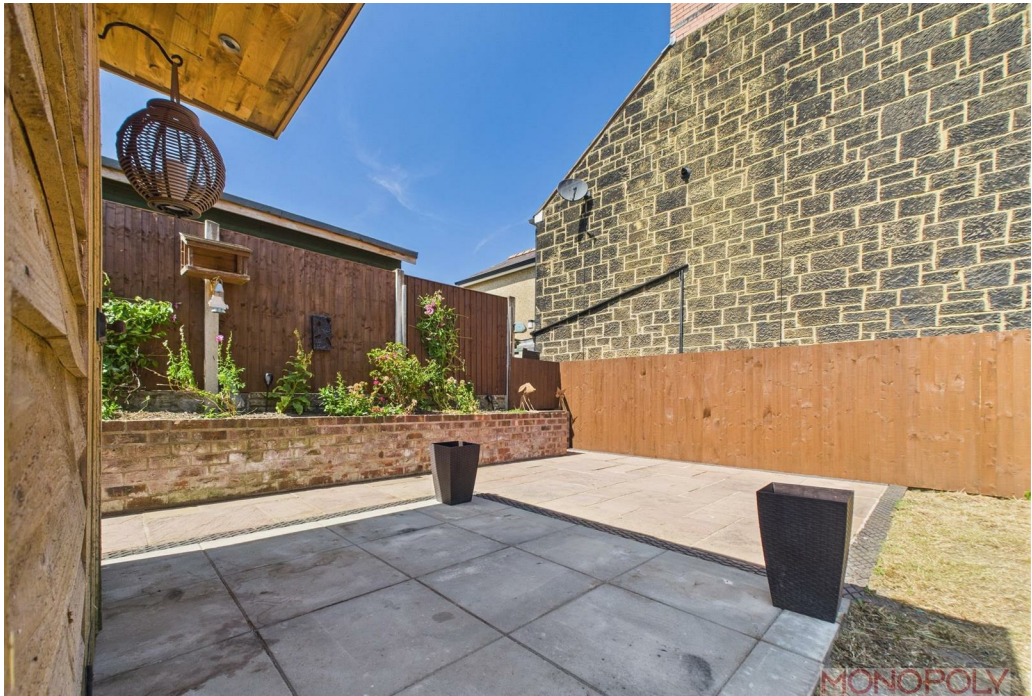
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