



Bron Y Dre, Wrexham LL13 7RW Offers In Excess Of £190,000

An immaculately presented 3 bedroom semi-detached property located on the outskirts of Wrexham town centre. This deceptively spacious and well appointed property offers 2 reception rooms, modern fitted kitchen, a conservatory and well maintained gardens and must be viewed to be fully appreciated. The property benefits from having had a new roof in 2018, plus gas central heating and Upvc doors and Upvc double glazed windows throughout. The property is located within 10 minute walk to Erddig national Park and walking distance to the town centre so has an array of amenities close to hand as well as having excellent access to a bus route, the A483 and major road networks beyond. In brief the property comprises of; hallway, lounge, kitchen, dining room and conservatory to the ground floor and 3 bedrooms and a bathroom to the first floor.

- An immaculately presented 3 bedroom semi-detached property
- Modern fitted kitchen
- Well maintained gardens
- 2 Reception rooms
- Conservatory
- VIEWING HIGHLY RECOMMENDED



Hallway

With carpeted flooring, double glazed window to the side.

Lounge

5.27m x 3.75m (17'3" x 12'3")

A superbly presented room with a double glazed window to the front, attractive central fireplace with inset living flame gas fire, granite hearth and timber mantel, exposed varnished wood flooring.

Kitchen

3.44m x 2.71m (11'3" x 8'10")

Well appointed with a range of modern wall, drawer and base units, working surface with inset circular stainless steel sink and drainer, space for a cooker, extractor fan, space for a fridge/freezer, attractive tiled flooring, space and plumbing for a washing machine and dishwasher, door off to the side.

Dining Room

2.70m x 2.78m (8'10" x 9'1")

With exposed varnished wood flooring, timber folding doors into the conservatory.

Conservatory

3.83m x 3.07m (12'6" x 10'0")

A superb extra living space with uPVC double glazed windows and french doors off to the rear garden, exposed varnished wood flooring.

First Floor Landing

With carpeted flooring, double glazed window.

Bedroom 1

2.95m (to wardrobes) x 3.74m (9'8" (to wardrobes) x 12'3")

A spacious room with modern gloss fronted fitted wardrobes and drawers, double glazed window to the front, carpeted flooring.

Bedroom 2

4.30m x 2.73m (14'1" x 8'11")

A double bedroom with a double glazed window to the rear, built in wardrobes, carpeted flooring.

Bedroom 3

3.76m x 2.63m (12'4" x 8'7")

With a double glazed window to the front, carpeted flooring.

Bathroom

1.68m x 1.50m (5'6" x 4'11")

Fitted with a pedestal wash hand basin, bath with shower over, part tiled walls, tiled floor, double glazed window, towel radiator.

Separate W.C

Fitted with a low level w.c, part tiled walls, double glazed window, tiled flooring.

Rear Garden

An immaculately maintained garden with an Indian stone patio and a lawned garden bounded by timber panelled fencing and gated access to a pathway to the rear. There is also access at the side to the front.

Front Garden

To the front is a good size and well maintained garden, predominantly lawned with gravelled borders.

Additional Information

Gas Central Heating.... All the windows and external doors are Upvc double glazing.

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

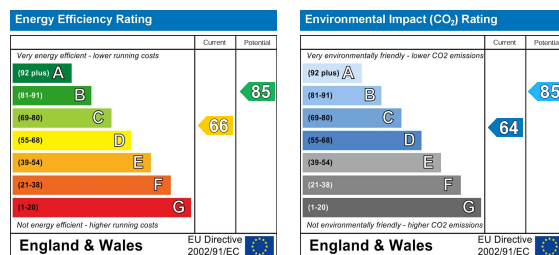
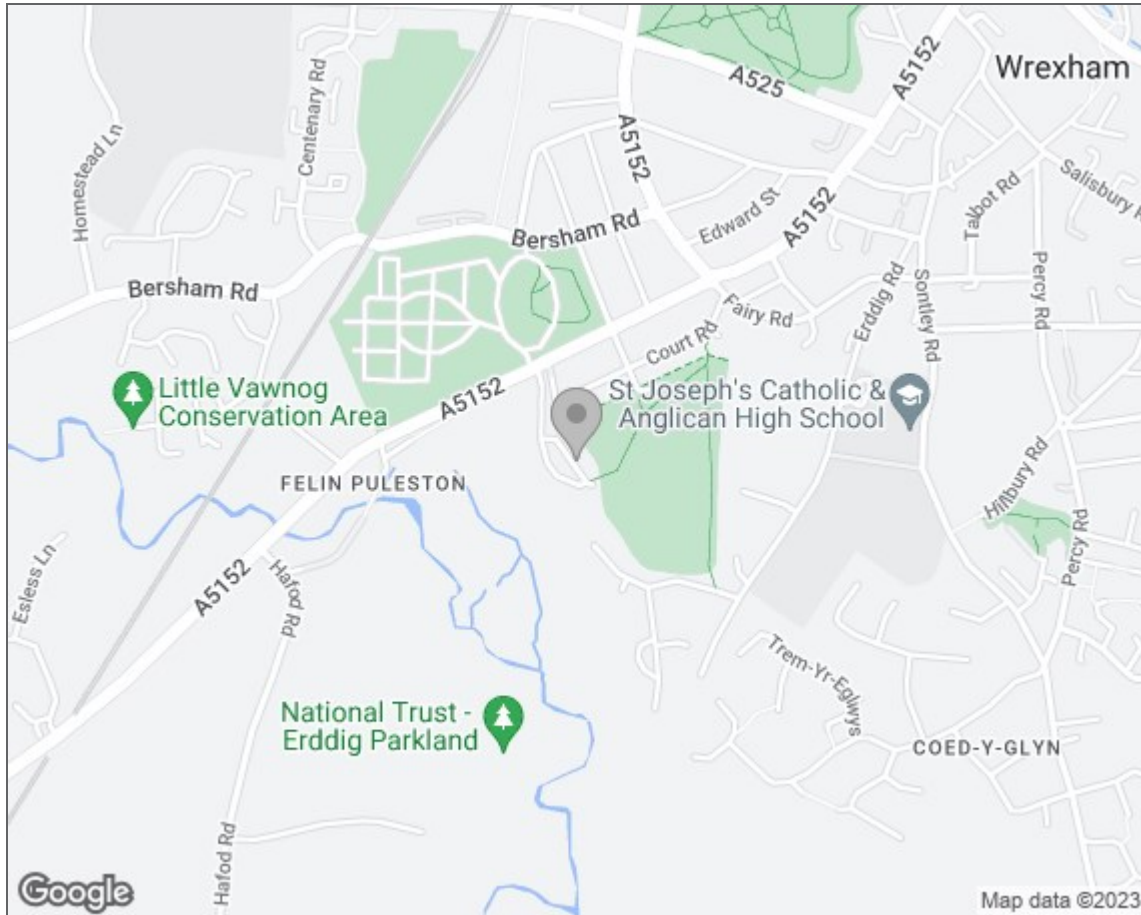
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