



I Bryn Villas

Wrexham | | LL13 0SF

Offers In Excess Of £250,000

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I Bryn Villas

Wrexham | | LLI3 0SF

A stunning and traditional 3 bedroom semi-detached property offering some wonderful characterful features, located in the village of Marchwiell. This charming property is presented to a wonderful standard throughout and keeps with the period and original features of this superb home, with attractive tiled flooring and parquet flooring, cast iron fireplaces, as well as well appointed kitchen and bathroom, all of which can only truly be appreciated when viewing. Another excellent feature is the well maintained rear garden that sits next to open fields so offers wonderful privacy and attractive outlook. The village of Marchwiell benefits from a number of local amenities including a shop, primary school, pub and has is close to Wrexham town centre and Wrexham industrial estate. In brief the property comprises of; hallway, lounge, dining room and kitchen to the ground floor and 3 bedrooms and bathroom to the first floor.

- A stunning 3 bedroom semi-detached property
- Full of charm and character
- Lovely original features
- Open plan kitchen/dining room
- Well appointed kitchen and bathroom
- Well maintained, private rear garden
- Situated next to open fields with attractive outlook
- Off road parking



Hallway

A lovely, welcoming hallway with attractive Minton tiled flooring, stairs off to the first floor, door to an under stairs storage cupboard.

Lounge

Beautifully presented with a double glazed bay window to the front, attractive parquet flooring, feature log burner with thick timber mantel and slate hearth.

Kitchen/Dining Room

A fantastic open plan kitchen/dining room which has been opened up by the current owners to produce a larger space. The dining area has the original tiled floor, fire recess with thick timber mantel and slate hearth, double glazed window to the rear. The kitchen has been extended to form a well appointed area with lots of light due to the 2 sky lights and double glazed french doors off to the garden. There are a range of attractive wall, drawer and base units, working surface with inset 1 1/4 sink and drainer, integrated dishwasher, built in electric oven and combination microwave, 5 ring electric hob with contemporary extractor fan over, space for a fridge/freezer, wood effect tiled flooring, double glazed window, 'Worcester' wall mounted gas combination boiler.

First Floor Landing

With a double glazed window to the side, carpeted flooring and access to the loft space.

Bedroom 1

Spacious and well presented, with a double glazed window to the rear offering fantastic field side views, feature cast iron fireplace with tiled hearth, carpeted flooring.

Bedroom 2

A good size bedroom with a double glazed window to the front, carpeted flooring, feature cast iron fireplace with tiled hearth.

Bedroom 3

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

Bathroom

Superbly appointed with a 4 piece suite comprising of a low level w.c, pedestal wash hand basin, freestanding, roll top bath, large fully tiled shower cubicle with dual shower heads, attractive mosaic tiled flooring, part tiled walls, double glazed window.

Rear Garden

A wonderful feature to this property is the well maintained rear garden which sits next to open fields so has a pleasant open aspect. There is a paved patio with steps up to a slated seating area and lawned garden with planted borders. There is access to an outside toilet and sink and a useful out house/utility area which has plumbing for a washing machine and space for a tumble dryer.

Front

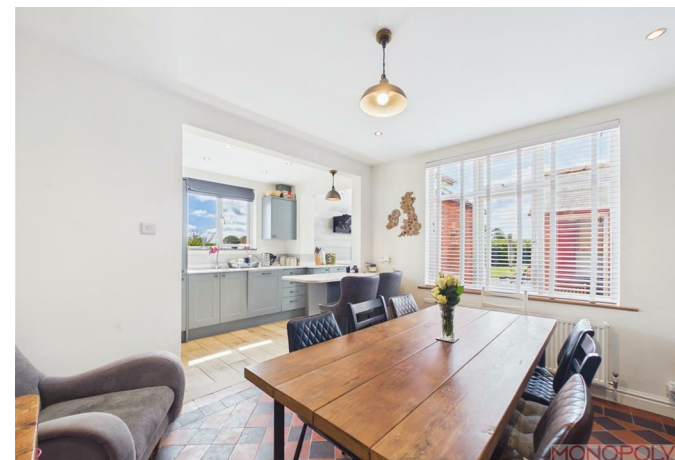
To the front is a gravelled driveway providing ample off road parking.

Additional 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.

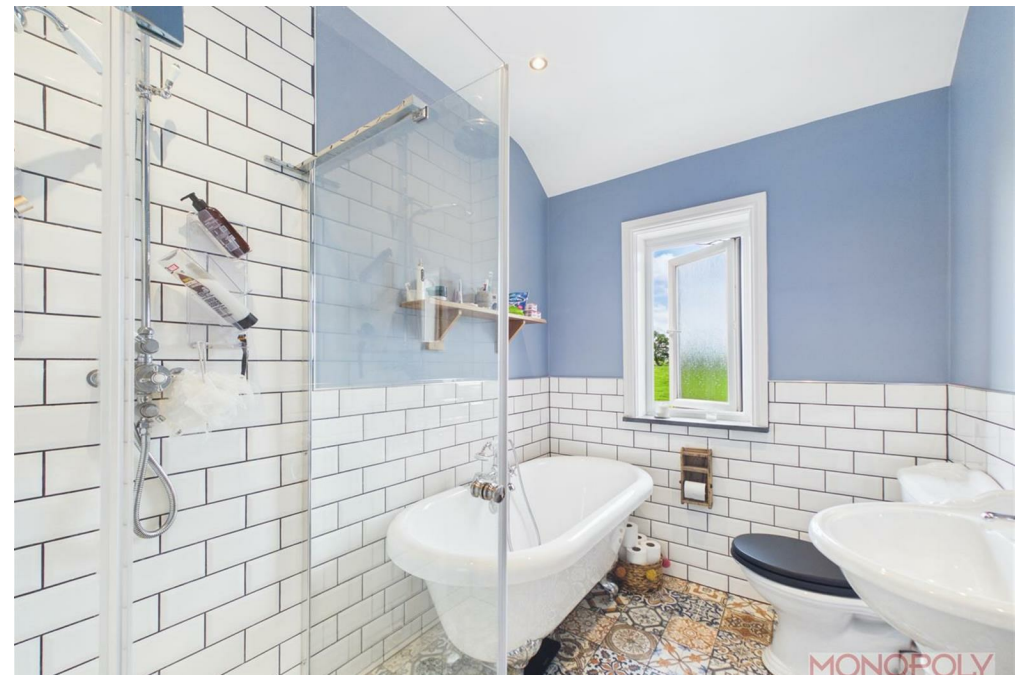
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify

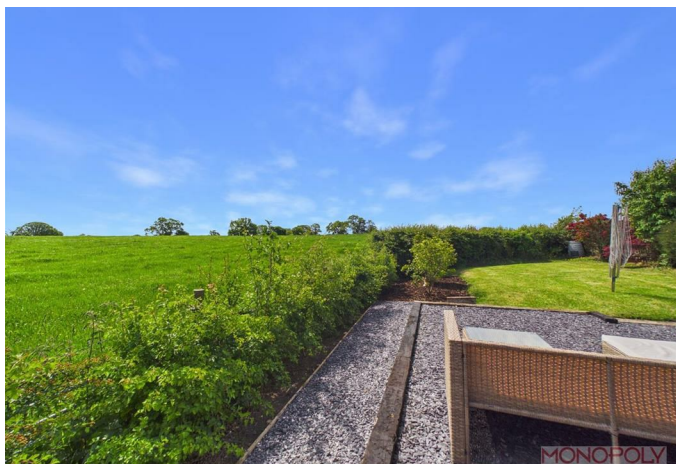




that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification 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.







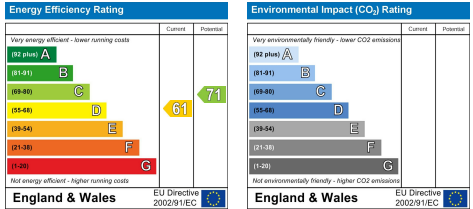


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