

10 Bod Idris, Brymbo, Wrexham, LL11 5AA
£120,000 MW46187



DESCRIPTION: LANDLORDS ONLY. Situated in this popular village location is this 2 bedroom mid terraced property which has internal accommodation to briefly comprise entrance hall, sitting room, lounge, fitted kitchen with integrated appliances and to the first floor there are 2 bedrooms and combined bathroom and wc. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are gardens to the front and rear and off road parking.

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

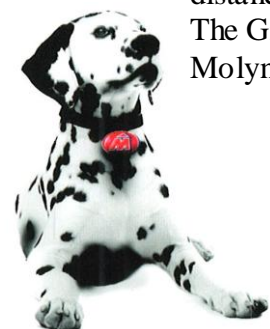
Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right hand side, at the mini roundabout turn left past B&Q and continue to the next roundabout taking the 2nd exit under the bypass, proceed through Caego, New Broughton, Southsea and on into the Lodge on reaching the T junction turn right and continue for a short distance turning left onto High Street, turn right by the Chemist and follow the road passing The Green Dragon on the right keeping left and the property will be seen on the left via the Molyneux for sale sign.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular village location with easy access to Wrexham town centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Stairs rising to first floor. UPVC front entrance door.

SITTING ROOM: 11' x 10' 5" (3.35m x 3.18m) Panelled radiator. Tv point.



LOUNGE: 14' x 10' 8" (4.27m x 3.25m) Panelled radiator. Tv point. Understairs storage.



KITCHEN: 8' x 6' 8" (2.44m x 2.03m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces with inset bowl and drainer and splash back tiling with integrated appliances to include hob, extractor hood, and oven. Plumbing for automatic washing machine. UPVC rear entrance door.



FIRST FLOOR:

BEDROOM 1: 14' x 10' 10" (4.27m x 3.3m) Panelled radiator. Window to front elevation.



BEDROOM 2: 20' x 6' 9" (6.1m x 2.06m) Panelled radiator. Window to rear elevation.



BATHROOM: 7' 7" x 6' 10" (2.31m x 2.08m) Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with with mixer taps and shower attachment. Inset ceiling lighting. Tiled walls. Tiled floor.



OUTSIDE: To the front of the property there is off road parking and raised lawned gardens and to the rear there is a yard area and 2 outhouses.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.


SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:

10 Bod Idris