

Westminster Road

MW46237



BRYNTEG

£225,000

**Eastside, Westminster Road, Brynteg, Wrexham, LL11 6DG
£225,000 MW46237**



DESCRIPTION: Situated in a popular village location and standing in extremely generous size gardens is this 3-bedroom detached bungalow which requires updating with accommodation to briefly comprise entrance porch, kitchen/diner, lounge, side porch, inner hall, 3 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, side and rear with the rear having a picturesque open aspect. As selling agents we would highly recommend an inspection of the property to fully appreciate the pleasant and convenient position of the property. **FREEHOLD. COUNCIL TAX BAND E.**

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-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right hand side, at the mini roundabout take a left turn past B&Q and continue to the next roundabout taking a right turn under the bypass and take the first right turn for New Broughton, continue through New Broughton and on into the village of Brynteg and Westminster Road will be noted on the right hand side, turn right and immediately right and the property will be noted on the left via the Molyneux for sale sign.

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 PORCH; Tiled floor. UPVC front entrance door.

KITCHEN/DINER: Two panelled radiators. The kitchen is fitted with a range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling. Wall mounted gas heating boiler.



LOUNGE: 20' 5" x 11' 5" (6.22m x 3.48m) Panelled radiator. Fitted fireplace with inset living flame coal effect gas fire. Patio doors leading to rear garden offering a pleasant open aspect.



SIDE PORCH: Tiled floor. Generous size walks in storage. UPVC entrance door.

INNER HALL: Built in airing cupboard. Loft access.

BEDROOM 1: 11' 7" x 9' 10" (3.53m x 3m) Panelled radiator. Fitted wardrobe facilities. Window to rear of property.



BEDROOM 2: 11' 8" x 10' 0" (3.56m x 3.05m) Panelled radiator. Fitted range of wardrobe facilities. Window to rear of property.



BEDROOM 3: 11' 5" x 8' 5" (3.48m x 2.57m) Panelled radiator. Window to front of property.



BATHROOM: 8' 1" x 8' (2.46m x 2.44m) Panelled radiator. Fitted 4-piece suite comprising wc, wash hand basin, panelled bath, and tiled shower cubicle with fitted shower. Tiled walls.



OUTSIDE: The property stands in extremely generous size gardens which offer a pleasant open aspect to the rear and briefly comprise to the front of the property there is a drive providing ample off-road parking and leading to the single garage with up and over door. There is a paved forecourt to the front and terraced lawned gardens which are accessible by a path and steps to the left-hand side of the property there are low maintenance gardens comprising a patio and decorative gravel area and there are steps leading down to a lower level which is paved. To the rear there are level gardens which again comprise a patio leading onto lawned gardens and the rear benefits from a picturesque open aspect which offers a high degree of privacy. Outside lighting. Outside tap.



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.

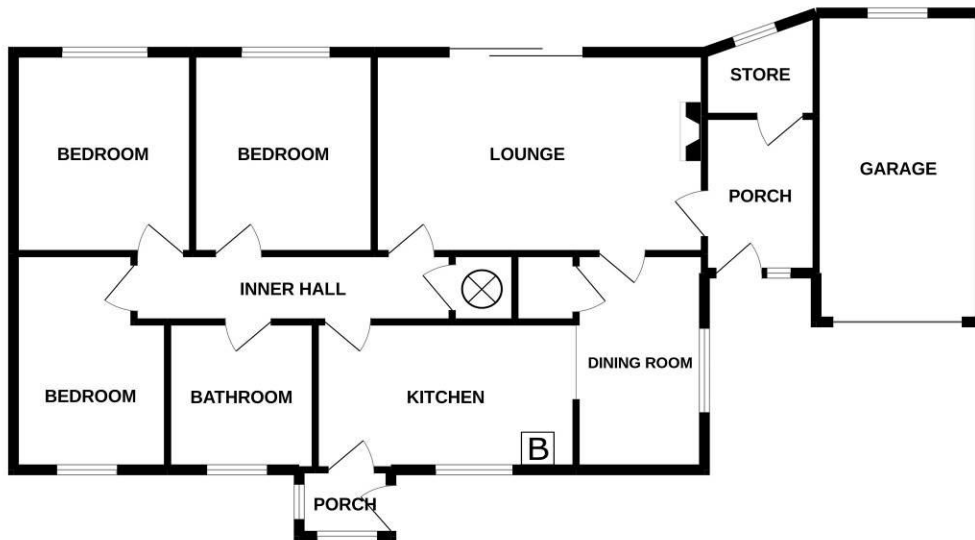
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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		
(69-80) C		77
(55-68) D	57	
(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:
Eastside, Bryn Teg

GROUND FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA: 1119 sq.ft. (104.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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