

1 Bryn Awel

17530



Wrexham

£175,000

1 Bryn Awel, Old Mold Road , Gwersyllt, Wrexham , LL11 4AD
£175,000 17530



DESCRIPTION: Situated in a popular village location is this generous size 2 bedroom semidetached property which has well-presented accommodation to briefly comprise entrance hall, lounge, dining area, fitted kitchen with integrated appliances, cellar and to the first floor there are 2 double bedrooms and a family bathroom. The accommodation is complimented by gas heating and UPVC double glazing and externally there are gardens to the front and rear with a garage/workshop to the rear. **FREEHOLD. COUNCIL TAX BAND C.**

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 main Wrexham roundabout proceed straight across in the Mold direction, take the first fork in the road and continue along the Old Mold Road until the property will be noted on the right via the Molyneux for sale sign.

LOCATION: Situated in a popular and sought-after location with easy access to Wrexham City 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. Wood effect floor covering. Stairs rising to first floor. UPVC front entrance door.



LOUNGE: 11' 4" x 12' 1" (3.45m x 3.68m) Panelled radiator. Tv point. Feature fireplace with inset electric fire. Coved ceiling. Box bay to front elevation.



DINING AREA: 13' x 12' (3.96m x 3.66m) Panelled radiator.



KITCHEN: 13' 4" x 8' 8" (4.06m x 2.64m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood and double oven. Space and plumbing for automatic washing machine. Space for fridge and freezer. Door leading to cellar. UPVC door leading to rear of property.



CELLAR: 11' 9 X "11", (3.58m x 3.35m).

STAIRS AND LANDING: Loft access. Built in airing cupboard. Doors leading off to bedrooms and bathroom.



BEDROOM 1: 15' x 11' 1" (4.57m x 3.38m) Panelled radiator. Wood effect floor covering. Two Windows to front elevation.



BEDROOM 2: Panelled radiator. Wood effect floor covering. Window to rear elevation.



BATHROOM: 13' 5" x 8' 8" (4.09m x 2.64m) Panelled radiator. Fitted 4-piece white suite comprising wc, wash hand basin, panelled corner bath and shower enclosure with fitted shower, inset ceiling lighting. Built in storage cupboards. Built in cupboard housing Worcester gas heating boiler. Tiled walls.



OUTSIDE To the front of the property there are low maintenance enclosed gardens with a gated access. To the rear there are enclosed generous size low maintenance gardens and a good size garage/workshop (18'4 X 16'2max) with power laid on and single up and over door.



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

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