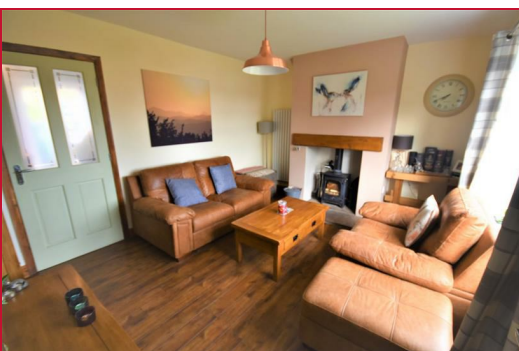




Bron Y Dre, Wrexham, LL13 7RW

Offers in excess of £125,000

This is a property which should interest FIRST TIME BUYERS, located on the IMMEDIATE OUTSKIRTS OF THE TOWN CENTRE and occupying a slightly ELEVATED POSITION. It perfectly exemplifies the best attributes of a former Local Authority dwelling being WELL BUILT, OFFERING GENEROUS ROOM PROPORTIONS AND A LARGE REAR GARDEN. It's also recently had a NEW SLATE ROOF INSTALLED. Inside the dwelling you will find a VERY WELL PRESENTED home with touches of CHARM & CHARACTER with an EXCELLENT STANDARD OF FIXTURES & FITTINGS THROUGHOUT. The property briefly comprises of hallway, lounge and fitted kitchen which is sufficiently spacious to be able to accommodate a dining table. Upstairs there are TWO "DOUBLE BEDROOMS" and a A VERY WELL APPOINTED BATHROOM which includes a ROLL TOP BATH AND A SEPARATE SHOWER CUBICLE. Externally, there is a small front garden, which is accessed via a wrought iron gate and enclosed by timber fencing. At the gable end is a FULL HEIGHT TIMBER GATE which gives access along a concrete path to the rear garden which is APPROXIMATELY 50 METERS IN LENGTH and is divided into separate garden areas. These include a flagged patio area immediately behind the dwelling with a STORAGE FACILITIES at the side ,DECKING & LAWNED AREA , also vegetable raised planting beds at the top of the garden where a GARDEN SHED is also located.



Approach

The property sits on a slightly elevated plot which is accessed via two flights of steps before reaching a wrought iron gate, through which is a pathway to the front door.

Hallway

You enter the property through a part glazed timber front door, immediately in front is the stairwell to the first floor and to your right is a part glazed internal door that leads to the lounge. Radiator, hard wired smoke detector, ceiling rose and hard wood laminate flooring.

Lounge 13'9" x 11'1" (4.20m x 3.40m)

A reception room which is aesthetically attractive and has character and charm with a large front facing uPVC double glazed window, an Inglenook styled inset into the chimney breast within which is log burner on a stone hearth, in one of the alcoves is a contemporary styled vertical radiator, continuation of the wood laminate flooring from the hallway, Ceiling rose and shade and internal glazed door to kitchen.

Kitchen 18'0" x 8'9" (5.50m x 2.67m)

This is a very attractive room which runs the full width of the dwelling, it has a range of both base and wall cabinets in the very popular "shaker style" with wall tiles in between and complementary worktop. Inset sink with a bowl and a half, single drainer and mixer tap, plumbing for washing machine and dishwasher, a stand alone Cannon gas cooker with gas hob over which is a stainless steel cooker hood. Wall mounted Worcester Bosch combi boiler, with one wall cabinet accommodating the electric meter and mains switch. Useful open storage area underneath the stairs, radiator, slate effect floor tiles and two brushed steel four spot light fittings.

Stairwell

Hand rail support on the left hand side as you ascend the staircase which turns just before the very top adjacent to a side facing uPVC double glazed window with Venetian blinds. On the landing itself three internal doors that run off (2 bedrooms and bathroom), attic hatch and ceiling rose with shade.

Bedroom One 12'6" x 8'10" (3.83m x 2.71m)

A generously proportioned bedroom with two front facing uPVC double glazed windows both with roller blinds, three, built in wardrobe doors, radiator and decorative light fitting.

Bedroom Two 10'10" x 8'9" (3.32m x 2.68m)

Rear facing uPVC double glazed window with roller blind, built in cupboard, radiator, ceiling rose and shade.

Bathroom 8'5" x 8'1" (2.57m x 2.48m)

A beautifully appointed bathroom which comprises of a low level wc with push button flush, a stunning "roll top" bath with claw feet and mixer tap plus a hand held shower head. A separate shower cubicle with sliding doors which has waterproof "Aqua Board" interior as well as chrome finished shower attachments including two shower heads. Rear facing uPVC double glazed window with privacy glass and roller blind, Vent Axia extractor, encased light fitting and grey tiled flooring.

External

The property sits on a slightly elevated plot and set back from the road, it is approached via two flights of steps and through a wrought iron gate on the right hand side. Timber fencing defines the border of the small, front garden which is laid mainly to lawn, short flagged footpath to the front door, with a full height timber gate at the gable end of the dwelling which leads to the rear garden. The rear garden offers a rare gift in that it is approximately 50 meters long in it's entirety , it is slightly terraced in style and separated into different sections of the garden with picket fencing and gates. Immediately behind the dwelling is a flagged and concrete area, which have steps and gated access to a decking area as well as an area laid to lawn. A further picket fence and gate leads to the top section of the garden where there are some vegetable raised planting beds and Garden shed.

Disclaimer

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

