



EPC: F

New Road, Brynteg, Wrexham
Offers Over: £260,000

**Beresford
Adams**





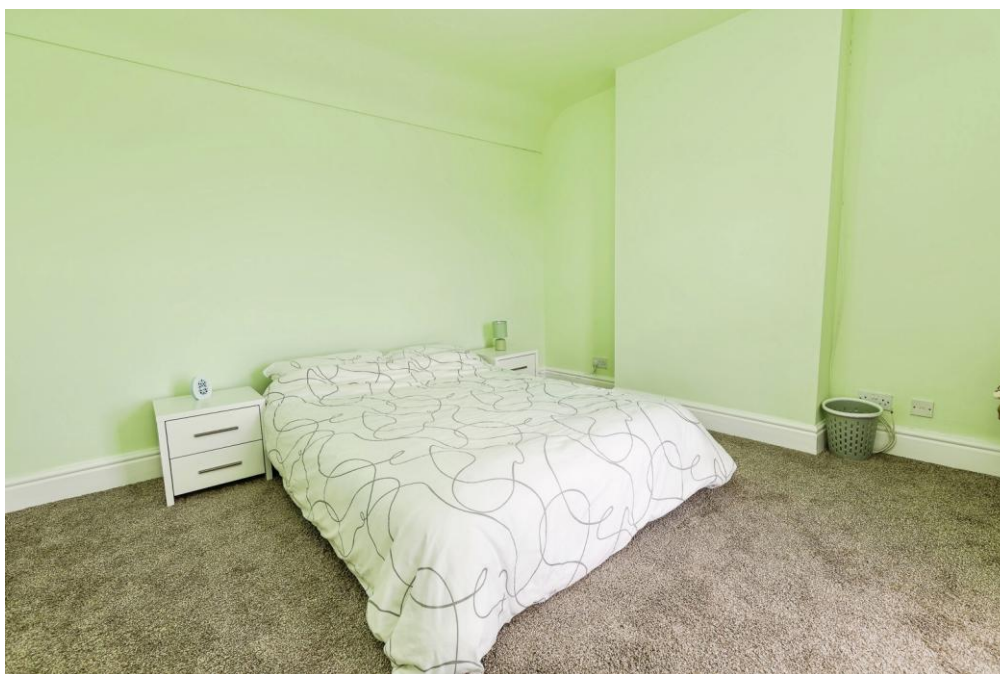


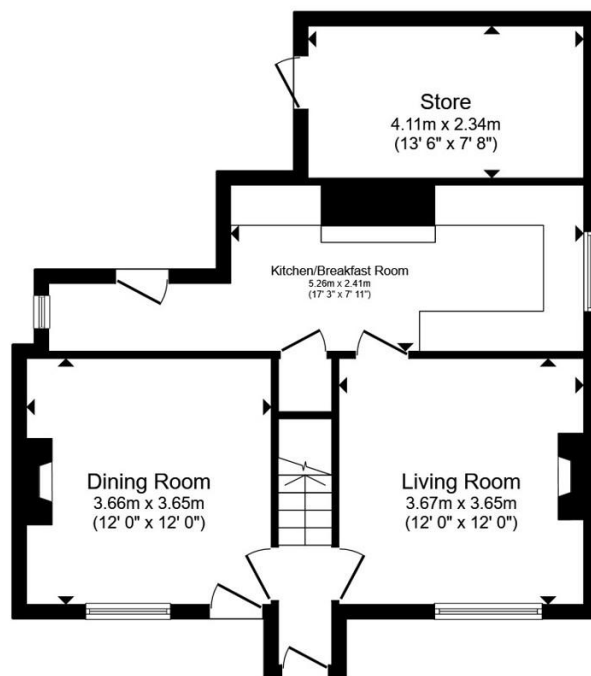
Beresford Adams are delighted to bring to the market this double fronted detached, stone-built home, ideally positioned to enjoy panoramic views over Wrexham and the Cheshire Plains. Situated on a large plot within the popular location of Brynteg, the property benefits from modern comforts including gas central heating and UPVC double glazing throughout, large driveway with off road parking & is being sold with NO CHAIN.

In brief, the well-proportioned accommodation comprises an inviting entrance hall, leading to a spacious living room filled with natural light, ideal for relaxing or entertaining, along with a separate dining room providing a more formal space for family meals and gatherings. The kitchen/breakfast room offers a practical and sociable layout, with ample space for dining, and is complemented by a useful rear porch providing additional storage and access to the outside.

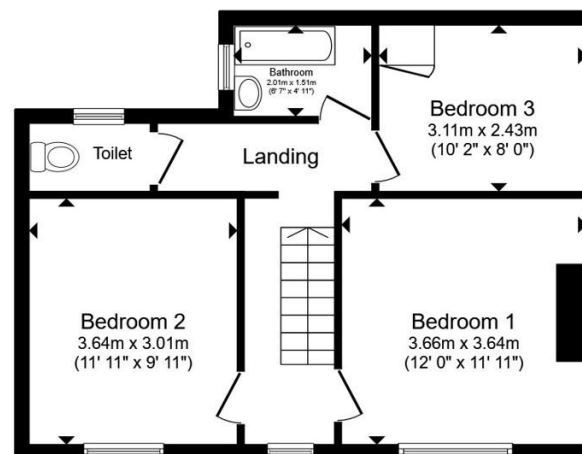
To the first floor, the landing gives access to a bathroom, separate WC, and three well-sized bedrooms. The first and second bedrooms are particularly noteworthy, both enjoying the property's elevated position and taking full advantage of the stunning, far-reaching views across the surrounding landscape.

Externally, the property continues to impress. To the front, double gates open onto a generous area providing ample off-road parking and a turning area, all set within a





Ground Floor



First Floor

Total floor area 104.9 m² (1,129 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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