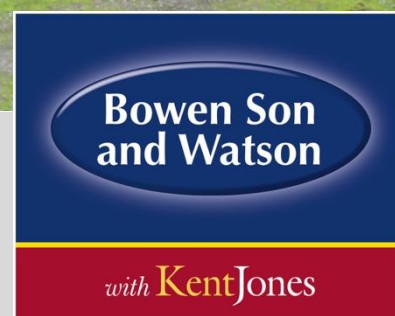




4 Beeston View, off Quarry Road,  
Brynteg, Wrexham, LL11 6AD

**Asking Price: £90,000**



NO CHAIN - A PREVIOUSLY MODERNISED DOUBLE FRONTED END TERRACE STONE BUILT COTTAGE STYLE PROPERTY WITH ENCLOSED GARDENS, VIEWS, GARAGE AND SEPARATE DOUBLE LENGTH PARKING.



## 4 Beeston View, off Quarry Road, Brynteg, Wrexham, LL11 6AD

- NO CHAIN. Double Fronted Stone Cottage
- End Terrace on a Private Road with Views
- Previously Modernised to Grant Standards
- Hall. Lounge. Study. Kitchen. Inner Hall
- Four Piece Bathroom. Gas CH. PVCu DG
- Enclosed Front and Side Gardens

### Description:

This double fronted end terraced cottage style property was modernised to Grant standards at about the time of the millennium. Works included the installation of PVCu double glazed windows and a re-slatted roof. It comprises a central hall; study; lounge; kitchen with gas hob and washing machine; inner hall; four piece white bathroom and side porch. Upstairs there are two double bedrooms and a box room, from which there are far reaching views over the neighbouring properties towards the Cheshire Plain. Outside there are enclosed front and side gardens with double length side parking and a separate pre-cast garage.

### Location:

The property occupies a pleasant position on a private road within the village of Brynteg which is situated about three miles from Wrexham. It is close to the War Memorial Gates and Grounds of the Village Community Centre which include Tennis Courts. Local amenities include a Post Office/General Store, Food Takeaways, Primary School, Pub, the Moss Valley Country Park and a regular bus service into town. The nearest access-point onto the A483 is less than two miles away at the junctions of either the Ruthin or Mold Roads.

### Constructed

of stone beneath a re-slatted roof.

### The Accommodation

(with approximate room dimensions) On The Ground Floor comprises:-

#### Entrance Hall

Approached through a timber door.

#### Study

9' 5" x 5' 0" (2.87m x 1.52m)

Radiator. Double power point.

#### Lounge

12' 3" x 10' 5" (3.73m x 3.17m)

Electric fire to a timber surround. Gas point. Radiator. Two double power points. Dual aspect with windows to front and side.

#### Kitchen

11' 1" x 6' 6" (3.38m x 1.98m)

Fitted ranges of light beech finished units including a single drainer stainless steel sink inset into a range of five-doored base units with extended work surfaces having an inset gas hob and a "Zanussi" washing machine. Suspended double wall cabinet. Radiator. Electric cooker point. Two double power points. Extractor fan.

#### Inner Hall

12' 5" x 3' 0" (3.78m x 0.91m) into understairs recess.

Wall mounted "Worcester" combination gas fired central heating boiler.

#### Bathroom

9' 5" x 6' 10" (2.87m x 2.08m)

Fitted four piece white suite comprising a panelled bath, shower tray with mains shower above, pedestal wash hand basin and low level w.c. Radiator.

#### Side Porch.

#### On The First Floor:

#### Landing

to:



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



### No. 1 Bedroom

12' 2" x 10' 5" (3.71m x 3.17m)

Radiator. Two double power points. Views.

### No. 2 Bedroom

12' 2" x 9' 5" (3.71m x 2.87m)

Radiator. Two double power points. Views.

### Box Room

3' 7" x 2' 8" (1.09m x 0.81m)

excluding stairhead recess with loft access-point above.

### Outside:

Fenced front garden and further enclosed side garden approximately 40 feet (12.18m) in width. Access from the unmade roadway to a pre-cast GARAGE 15'10" x 8'2" (4.82m x 2.48m) with shallow inspection pit. Shared rear courtyard. Side double length gravel and tarmac PARKING SPACE.

### Services:

All mains services are connected subject to statutory regulations. THE CENTRAL HEATING is a conventional radiator system effected by the "Worcester" combination gas fired boiler situated in the Inner Hall.

### Tenure:

Freehold. Vacant Possession on Completion. NO CHAIN.

### Viewing:

By prior appointment with the Agents.

### Council Tax Band:

The property is valued in Band "B".

### EPC:

EPC = E. A full copy of the Energy Performance Certificate (EPC) relating to this property is available electronically at <https://find-energy-certificate.digital.communities.gov.uk/> You will need to use the post code (LL11 6AD) and property name or number (4 Beeston View).



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### Directions:

For satellite navigation purposes use the post code LL11 6AD. From the town centre proceed on the Mold Road to the roundabout by B & Q at which turn left signposted B5101 Brymbo. At the next mini-roundabout bear right beneath the flyover and then turn immediately right onto Gatewen Road. Continue for a total of 1.1 miles bearing left at the roundabout until turning left onto Rose Hill. At the 'T' junction turn right then second left onto Quarry Road. Follow the road until reaching the Community Centre and Memorial Gates on the left at which point turn right onto an unmade road. Turn first left and the property will be seen on the left hand side.

