



**15 Bryn Coch, Wrexham, LL11 3DN**

**Asking Price: £185,950**

**Bowen Son  
and Watson**

*with Kent Jones*

An immaculately presented three bedroom semi-detached property located within easy reach of Wrexham Town Centre, the Maelor Hospital and Glyndwr University. With accommodation spread over three floors, the property in brief comprises entrance hallway, cloakroom and open plan kitchen/dining on the ground floor. Lounge, family bathroom and third bedroom on the middle floor. Two double bedrooms with master en-suite to the top floor.



# 15 Bryn Coch, Wrexham, LL11 3DN

- Well Presented Three Bedroom Semi-Detached Property
- Well Laid Out Accommodation over Three Floors
- Off-Road Parking and Enclosed Rear Lawned Garden
- Maelor Hospital, Moneypenny and Glyndwr University are Easily Accessible
- Good Access to A483 By-Pass
- Internal Viewing Recommended
- EPC Rating - C'74'

## Description:

A contemporary three storey, three bedroom semi-detached family home with off-road parking and enclosed rear garden. The well planned accommodation comprises kitchen/dining room, cloakroom and converted garage on the ground floor. The lounge is located on the first floor together with family bathroom and third bedroom. The top floor has two double bedrooms and an en-suite shower room. The rear garden is laid to lawn together with a 'Garden Bar'.

## Location:

Located in the residential area of Pentre Bach only a couple of miles out of Wrexham Town Centre. The property is conveniently situated for access to the A483 by-pass together with the Maelor Hospital, Glyndwr University and Moneypenny.

## The Accommodation

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



## Entrance Hallway

Part glazed external front door. Laminate flooring. Radiator. Double glazed window. Coved ceilings. Two ceiling light points. Smoke detector. Power points. Understairs storage with electrical consumer unit.

## Cloakroom

5' 7" x 3' 1" (1.69m x 0.94m)  
Corner wash hand basin with tiled splash-back behind. Low level w.c. Radiator. Ceiling light fitting. Laminate flooring.

## Kitchen / Dining Room

15' 11" x 7' 5" (4.84m x 2.26m)  
Comprising a range of contemporary wall and base units with work top surfaces and tiled splash-back. One-and-a-half-bowl stainless steel sink unit with draining board. Integrated four-ring "SMEG" gas hob. Integrated "SMEG" double fan oven. Space and plumbing for a washing machine. Open to Dining Room with laminate flooring. Two ceiling light fittings. Power points. Double glazed window. Sliding patio doors to the rear garden. Two radiators.

## First Floor Landing

Fitted carpet. Radiator. Power points. Double glazed window. Ceiling light point. Smoke detector.

## Lounge

16' 0" x 12' 4" (4.87m x 3.75m)  
Fitted carpet. Double glazed window. Patio French doors onto Juliet Balcony. Coved ceiling. Ceiling light fitting. Power points. Television aerial point.

## Bedroom Three

9' 0" x 8' 9" (2.75m x 2.66m)  
Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting.



## Family Bathroom

8' 11" x 6' 0" (2.72m x 1.84m)

Comprising a low level w.c., pedestal wash hand basin and panelled bath with chrome taps and shower attachment. Laminate flooring. Radiator. Ceiling light fitting. Extractor fan.

## Top Floor Landing

Fitted carpet. Ceiling light fitting. Smoke alarm.

Power points. Cupboard housing the hot water cylinder.

## Bedroom One

13' 11" x 12' 5" (4.24m x 3.78m)

Fitted carpet. Two double glazed windows. Radiator. Power points. Ceiling light fitting. Loft hatch. Range of fitted wardrobes.

## En-Suite

6' 1" x 6' 2" (1.85m x 1.87m)

Comprising a low level w.c., pedestal wash hand basin, shower enclosure with tiled walls and thermostatic shower bar. Tiled effect laminate

flooring. Radiator. Shaver point. Ceiling light fitting. Extractor fan.

## Bedroom Two

13' 10" x 9' 2" (4.22m x 2.80m)

Laminate flooring. Radiator. Two double glazed windows. Ceiling light fitting. Power points. Fitted wardrobe.

## Garage/Utility

16' 2" x 9' 1" (4.94m x 2.76m)

Currently used as a Store Room/Gym/Utility Space. Carpet tiles to floor. Lighting and power. Plumbing for washing machine under the work top.

## Exterior:

Off-Road Parking Space to front with small lawned garden and courtesy lighting.

An easy to maintain rear garden with paved Patio Seating Area and lawn with fenced boundaries. Feature 'Garden Bar' with shelving, power and bar/optics.



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**Services:**

All mains services are connected subject to Statutory Regulations.

**Tenure:**

Freehold. Vacant Possession on Completion.

**Viewing:**

By prior appointment with the Agents.

**Council Tax Band:**

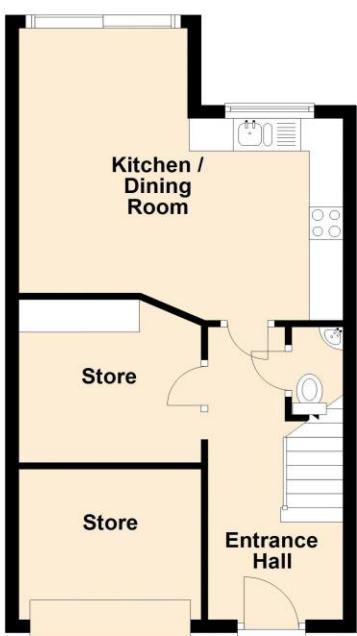
The property is valued in Band 'E'.

**Directions:**

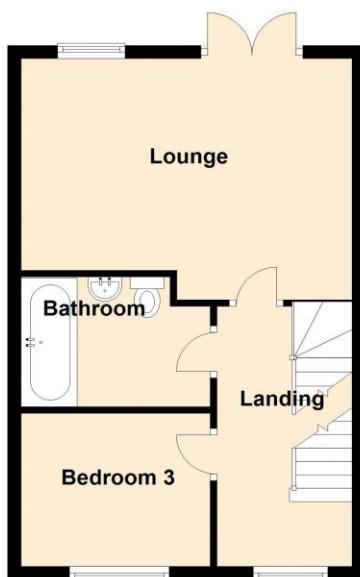
From the Agent's Wrexham Offices proceed up Regent Street to the traffic lights at which turn left into Bradley Road, passing through the traffic lights and continuing to the roundabout. Continue straight across into Bradley Road. Continue to the traffic lights and turn right onto Ruthin Road. Proceed passing the Supermarkets and upon reaching the second set of traffic lights turn right on Croesnewydd Road. Turn right onto Bryn Coch, whereby the property will be seen on the left hand side.

**Ground Floor**

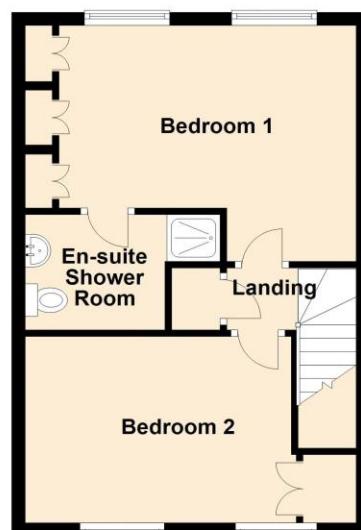
Approx. 40.4 sq. metres (435.4 sq. feet)

**First Floor**

Approx. 38.2 sq. metres (411.6 sq. feet)

**Second Floor**

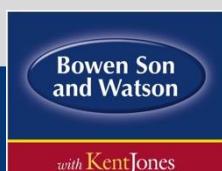
Approx. 37.5 sq. metres (403.2 sq. feet)



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