



Asking Price £160,000

43 Bron Y Dre, Wrexham LL13 7RW

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 3 Bedrooms

 1 Bathroom

# 43 Bron Y Dre, Wrexham LL13 7RW



## General Remarks

Occupying a position towards the head of an established cul-de-sac and adjoining Offa's Dyke and Erddig National Trust to the rear, this three bedroom semi-detached property has full replacement sealed unit double glazed windows, an almost new central heating boiler to radiators and a newly re-fitted kitchen together with a modern shower room to the ground floor. The property occupies generous-sized gardens with three outbuildings, which would benefit from some refurbishment. Heaps of potential. EPC Rating – 57|D.

## Accommodation

### On The Ground Floor:

#### Canopy Porch to:

**Entrance Hall:** Approached through a double glazed door. Stairs off.

**Living Room:** 15' 11" x 11' 4" (4.85m x 3.45m) Double glazed windows to front and rear elevations. Radiator. Telephone point. Fitted living flame coal effect gas fire in brass-finished surround.

**Lobby:** 3' 2" x 3' 1" (0.97m x 0.93m) Radiator. Understairs storage cupboard off.

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**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 expressively 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.

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**Kitchen:** 10' 1" x 8' 9" (3.08m x 2.66m) Recently refitted with a range of laminate fronted units comprising composite single drainer sink unit set into a range of base storage cupboards including drawer pack with matching suspended wall cabinets. Space with plumbing for automatic washing machine. Built-in stainless steel finished gas hob with electric oven and grill beneath. Tiling to work areas. Double glazed window. Double glazed back door.

**Utility Pantry:** 5' 6" x 2' 7" (1.68m x 0.79m)  
Double glazed window. Recently replaced

(approximately six months) wall mounted "Worcester" gas fired central heating boiler. Space with plumbing for automatic washing machine.

**Shower Room:** 5' 3" x 5' 7" (1.59m x 1.71m)  
Fitted with a modern three piece suite comprising a close flush w.c., pedestal wash hand basin and corner shower tray having enclosing glazed cubicle and mains powered shower with deluge head over. Radiator. Double glazed window. Tiling to floor. Full tiling to walls.





**On The First Floor:**

**Landing:** Double glazed window. Radiator. Loft access-point.

**Bedroom 1:** 15' 11" x 8' 9" (4.86m x 2.66m) Two double glazed windows. Period fireplace. Built-in storage cupboard. Radiator.

**Bedroom 2:** 11' 4" x 8' 2" (3.46m x 2.48m) Radiator. Double glazed window. Built-in cupboard. Period fireplace.

**Bedroom 3:** 8' 2" x 7' 5" (2.50m x 2.27m) Radiator. Double glazed window. Picture rail.

**Outside:** The property occupies a position close to the head of this popular cul-de-sac and is set in level gardens. The front garden is set behind a dwarf wall with pathway leading to the front door. A secure gate at the side opens up to the rear garden where there is a paved Patio leading to lawns. The rear of the property backs onto Offa's Dyke and Erddig Nation Trust. The rear garden affords a considerable privacy. There is an attached Outbuilding 2.44m x 1.29m having fitted light and power. No. 2 Shed (requires refurbishment) 2.32m x 1.73m. Large Shed (requiring roof and refurbishment) 4.93m x 2.84m.

**Tenure:** Freehold. Vacant Possession on Completion.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by a recently replaced (we are advised six months) combination-type central heating boiler.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "C".

**Directions:** From the Agents Offices proceed up Regent Street to the traffic lights at which turn left onto Bradley Road. At the mini-roundabout continue straight across and at the next traffic lights continue across again onto Victoria Road. At the next roundabout turn right onto Ruabon Road and continue until taking the left-hand turning into Bron y Dre. Continue until the property is observed on the right-hand side.



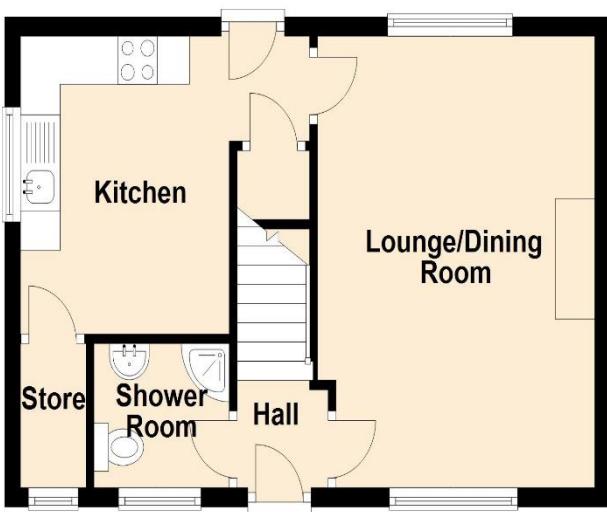
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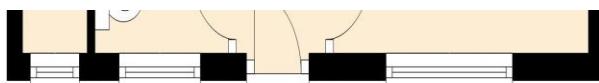
## Ground Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



## First Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



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