



3 Brynteg Crescent, Wrexham, LL11 6NA

O.I.R.O £200,000

This well presented three bedroom semi-detached house is set on a generous plot and has been thoughtfully extended to provide flexible and comfortable living space. Significant improvements have been made throughout, including a large open-plan kitchen / diner / family room at the rear, featuring a log burner. The living room also has a log burner, creating a warm and inviting atmosphere.

On the first floor you will find a Family Bathroom and three main bedrooms, with an additional room that could serve as a fourth bedroom, study, dressing room or playroom off Bedroom 2.

Externally the enclosed large rear garden offers ample space and also benefits from a converted garage that has been transformed into a fully insulated garden room with electricity.

The property is ideally located in a sought-after, well-established village, close to good local amenities and public transport links, making it an ideal family home.

Viewing is essential to fully appreciate the property, don't miss out, call Olivegrove on 01978 750234 to arrange a viewing.

Living Room 16'5" x 11'2" (5.02 x 3.41m)



UPVC double glazed window to front elevation and French doors to rear, carpet to floor, fireplace with wood burning stove, Light fitting, sockets, Radiator and cupboard housing electric meter and consumer unit.

Kitchen / Diner / Family Room 28'4" x 14'10" max (8.64 x 4.53m max)



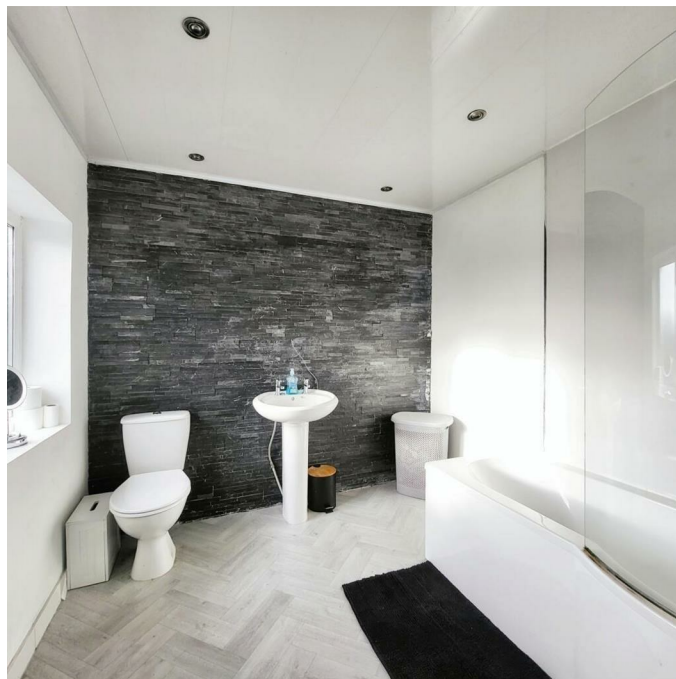
UPVC door and double glazed window to front elevation, UPVC door and double glazed window to the side and French doors to rear. Wood effect Laminate floor, Wood burning stove, 2 x Radiators, light fittings, sockets and switches. A range of base, wall and drawer unit with complimentary worktop over, inset stainless steel 1 1/2 bowl sink. Space for Range cooker with extractor over, space and plumbing for washing machine, space for fridge freezer. Cupboard housing Gas combi boiler.

Stairs / Landing



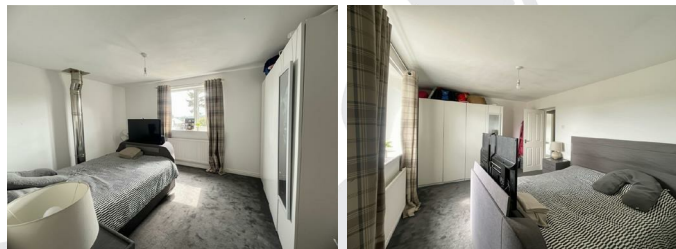
Carpet to floor, Access to attic, Glass Bannister, Light fitting & Socket

Bathroom 8'3" x 8'0" (2.53 x 2.45m)



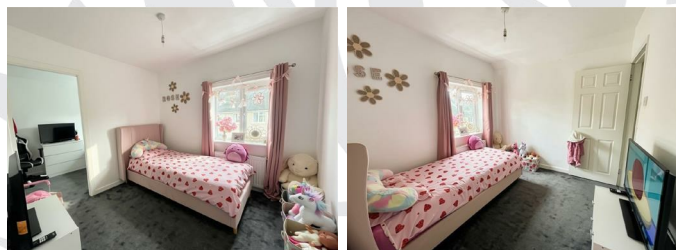
Part tiled walls and vinyl floor, UPVC double glazed window to rear elevation. P shaped bath with electric shower over, pedestal basin and close coupled WC. Heated towel rail.

Bedroom 1



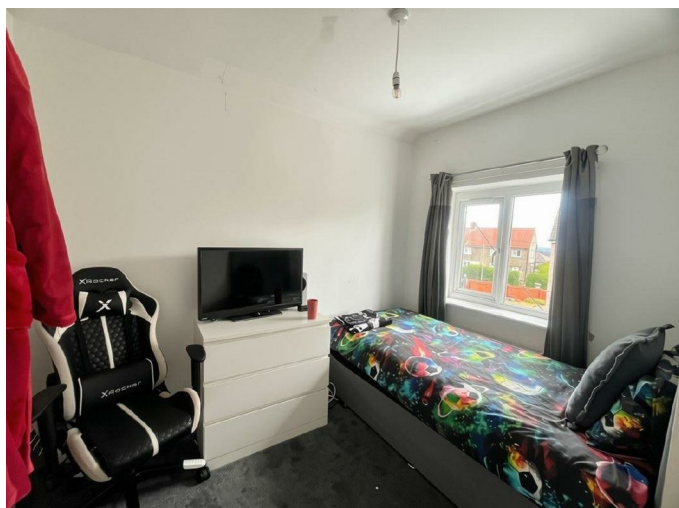
UPVC double glazed window to rear elevation, carpet, radiator, light fitting, sockets and switches.

Bedroom 2 8'8" x 9'3" (2.66 x 2.84m)



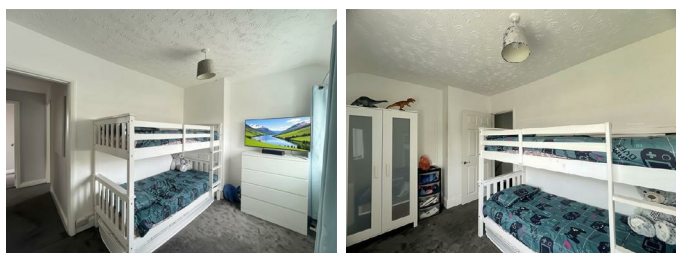
UPVC double glazed window to side elevation, carpet, radiator, light fitting, sockets and switches. Door to:

Box Room / Study / Dressing Room 6'8" x 10'7"
(2.05 x 3.24m)



UPVC double glazed window to side elevation, carpet, radiator, light fitting, sockets and switches.

Bedroom 3 7'10" x 12'4" (2.40 x 3.78m)



UPVC double glazed window to front elevation, carpet, radiator, light fitting, sockets and switches.

Externally

Front

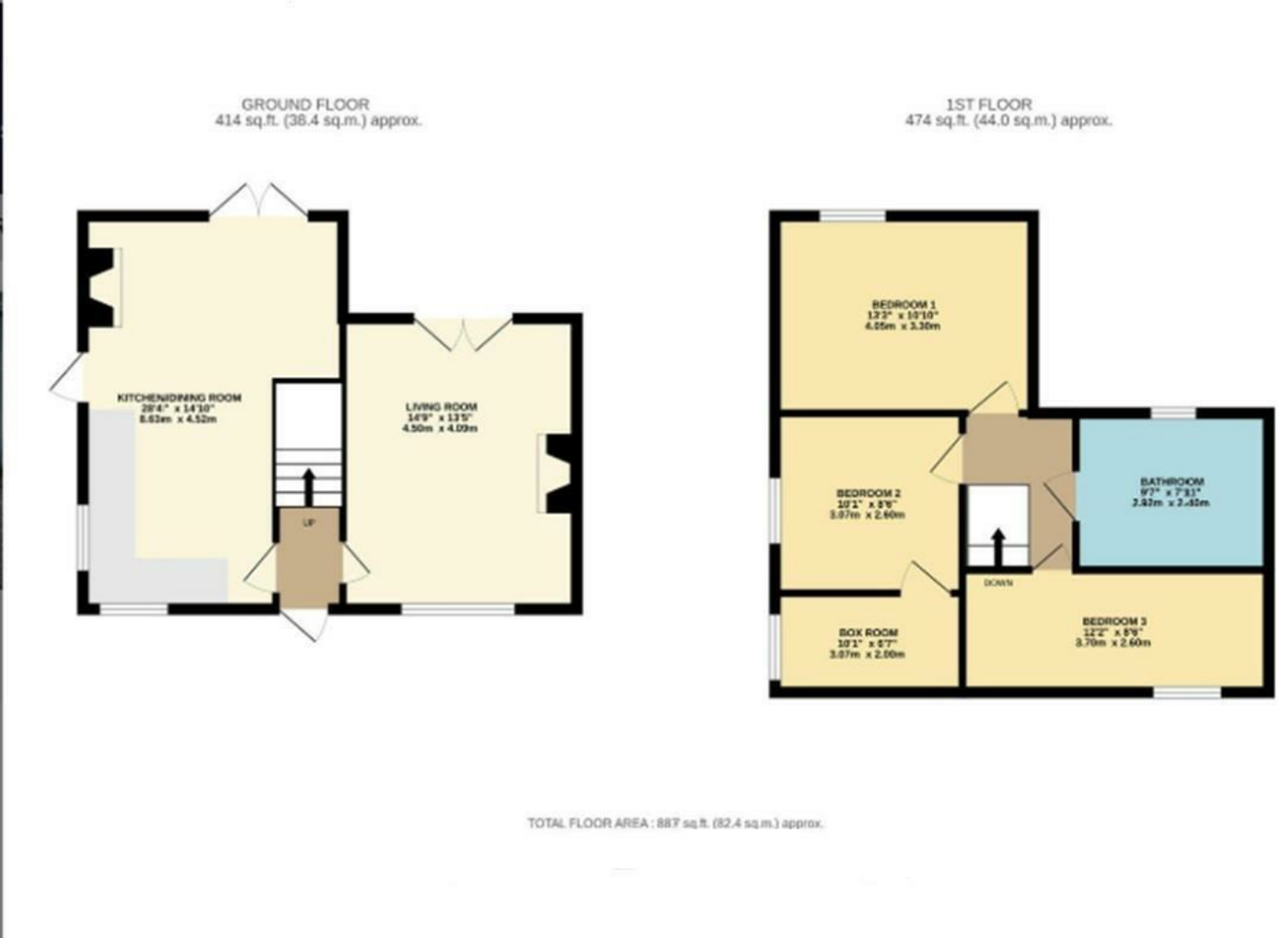
The front of the property is mainly laid with gravel offering ample off road parking

Rear

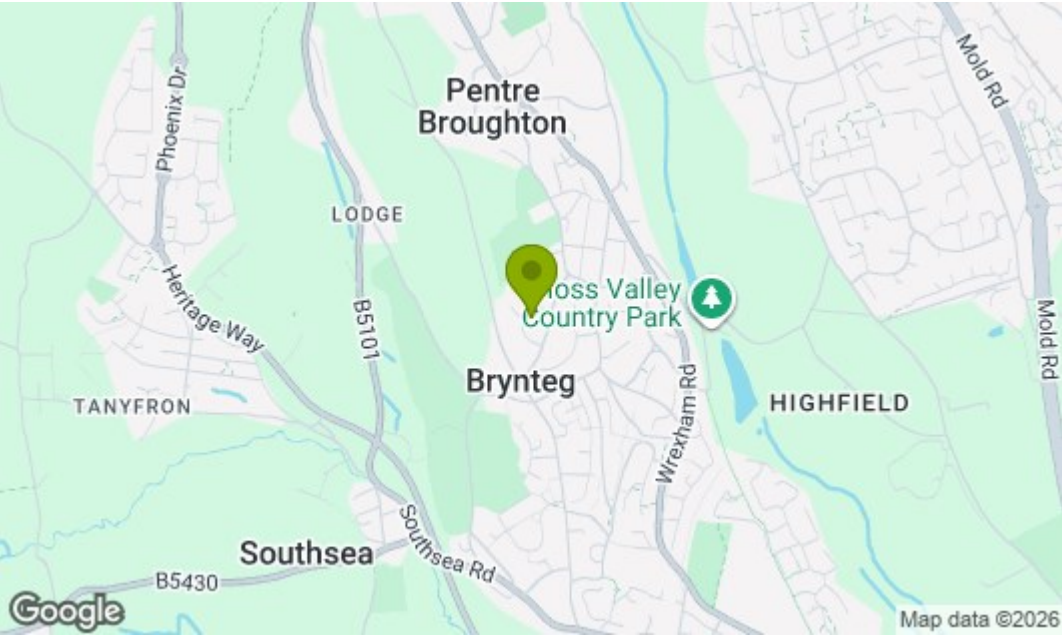


The spacious rear garden is mainly laid to lawn, with a patio area and Garden room / Annexe

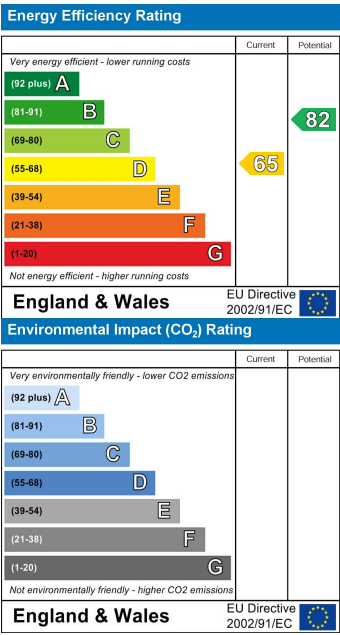
Floor Plan



Area Map



Energy Efficiency Graph



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