



**Brynteg Crescent
Brynteg
Wrexham
LL11**

Offers In Excess Of £205,000

bettermove

Brynteg Crescent Wrexham

Bettermove are proud to present this 3 bedroom semi-detached house in Brynteg, available chain free.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment.

Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway.

The council tax band is B.

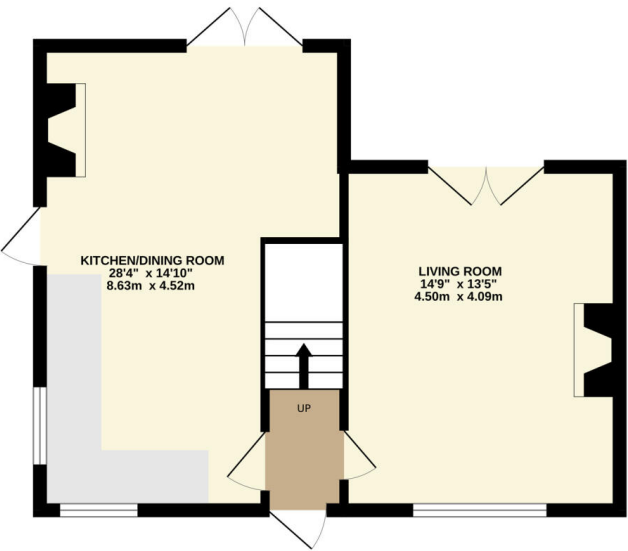
The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms, a box room and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Brynteg, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport connections can be found from Gwersyllt train station, Various bus routes and A483.

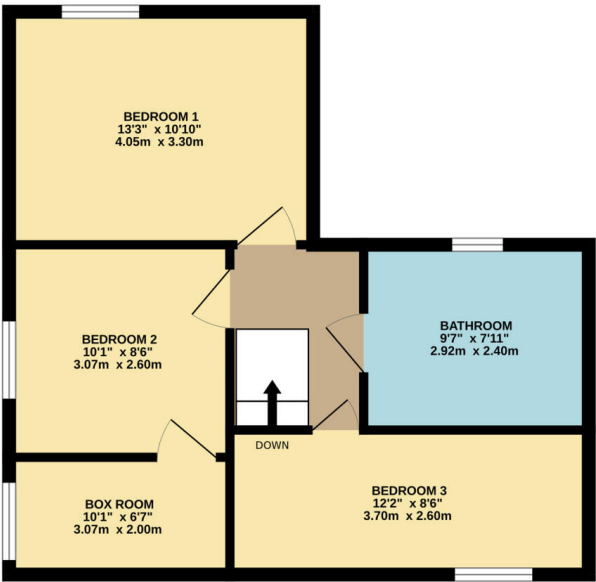
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



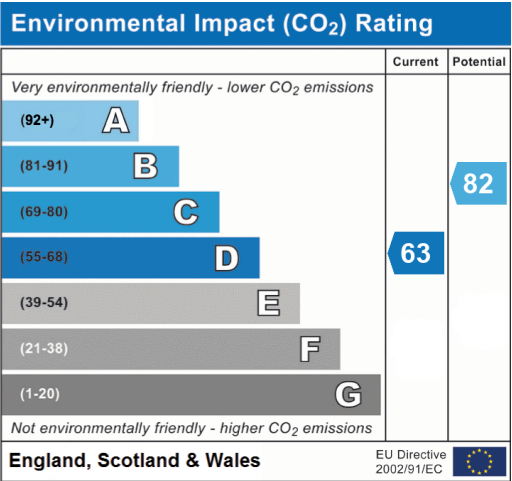
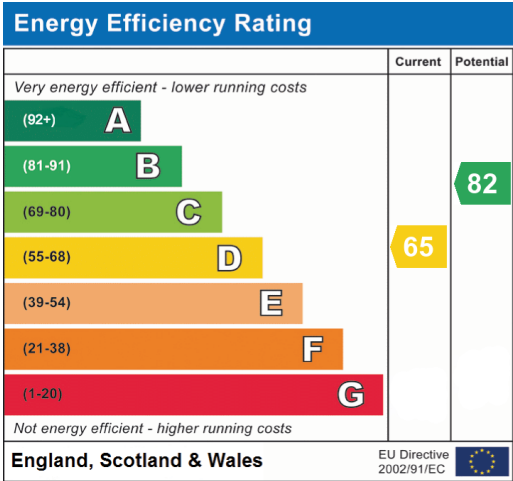
1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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