



Shangri-La

Brymbo || LL11 5DT

£250,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



Shangri-La

Brymbo || LLI | 5DT

A spacious three bedroom detached bungalow situated on a generous plot in the village of Brymbo. The property offers ample off road parking, a garage currently used as a games room, a range of gardens and viewing decks to enjoy the surrounding views. The internal accommodation comprises an entrance hall, well proportioned lounge, kitchen, three bedrooms, bathroom, shower room and a loft space provides useful storage. The property enjoys a semi rural village location with excellent access to a range of amenities, Wrexham city centre and the A483 for travel to Chester, North Wales, Shropshire and beyond.

- A THREE BEDROOM DETACHED BUNGALOW
- SPACIOUS LOUNGE
- GENEROUS KITCHEN
- BATHROOM & SHOWER ROOM
- GARAGE CURRENTLY USED AS A GAMES ROOM
- OFF ROAD PARKING
- A RANGE OF GARDEN AREAS AND VIEWING DECKS
- POPULAR VILLAGE LOCATION



Hallway

Wood effect flooring, stairs to loft, upvc glazed front door, doors to three bedrooms, lounge, bathroom, shower room and kitchen.

Lounge

16'7" x 12'8" (5.08 x 3.88)

Timber effect flooring, large window to front elevation, wood burner set on a tiled hearth with timber lintel over.

Kitchen

12'6" x 11'8" (3.83 x 3.58)

Range of wall and base units, complimentary worktops, 1 1/2 ceramic sink/drainers, mixer tap, spaces for washing machine, range cooker and tumble dryer, extractor, central island, French doors to rear, tiled flooring, window to side.

Bedroom One

11'8" x 9'6" (3.57 x 2.91)

Carpet, window to rear, built in wardrobe.

Bedroom Two

12'0" x 11'10" (3.67 x 3.63)

Carpet, window to front.

Bedroom Three

11'10" x 7'8" (3.62 x 2.36)

Timber effect flooring, French style doors to side.

Bathroom

6'7" x 6'1" (2.03 x 1.86)

Corner bath with electric shower over, w.c, hand wash basin, window to rear, extractor, tiled walls and flooring.

Shower Room

10'9" x 4'7" (3.30 x 1.42)

Shower cubicle, w.c, hand wash basin, tiled walls and flooring, window to rear.

Attic

19'6" x 9'7" (5.95 x 2.93)

A useful storage space, window to side, sloped ceiling, opening to further storage area.

Garage

20'7" x 10'5" (6.28 x 3.18)

Currently used as home bar/games room.

Outside

Front - Off road parking for 2-3 vehicles, steps up to front door, timber deck to enjoy the views.

Rear - Tiered rear gardens with various garden areas and mature trees and planting. Garden to side with lawn two decking areas and mature planting. Concrete area to rear, steps up to garden store, further steps to a range of tiers.

IMPORTANT INFORMATION

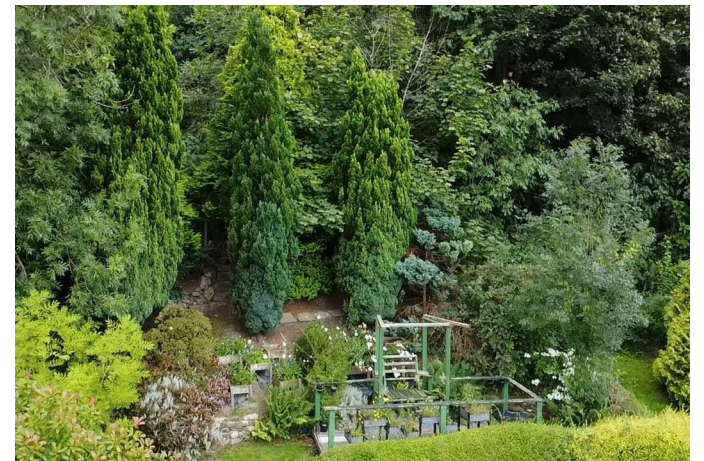
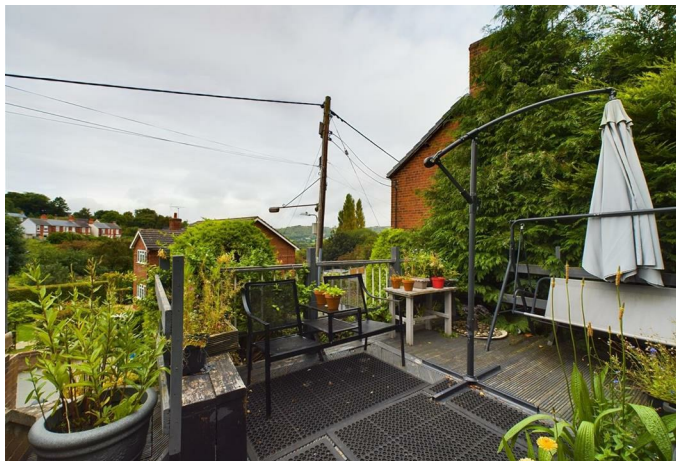
MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not





misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage.



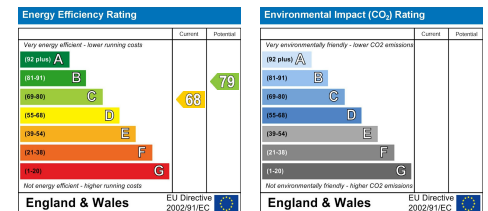


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