



## Sheppard Street, Wrexham LL11 5FF Offers In The Region Of £325,000

A superb opportunity to purchase a beautifully presented and spacious four bedroom detached house situated on a popular residential development in Brymbo, Wrexham. The internal accommodation is perfectly suited to modern family life and comprises an entrance hall, lounge, kitchen, dining room, generous conservatory, utility and downstairs w.c. To the first floor are four bedrooms, one of which boasts an en suite, plus a family bathroom. The property also benefits from an integral garage. Externally there is ample off road parking on a front drive and an enclosed garden to the rear. The semi rural village of Brymbo is located approximately 5 miles from Wrexham city centre and also has excellent road links to the A483 for travel to Chester, Oswestry and beyond.

- A FOUR BEDROOM DETACHED HOUSE
- CONSERVATORY
- MAIN BEDROOM WITH EN SUITE
- ENCLOSED REAR GARDEN
- AMPLE OFF ROAD PARKING
- TWO RECEPTION ROOMS
- FITTED KITCHEN, UTILITY & DOWNSTAIRS W.C
- FAMILY BATHROOM
- INTEGRAL GARAGE
- POPULAR & CONVENIENT LOCATION



## Hallway

Laminate flooring, doors to lounge, kitchen, stairs to first floor.

## Lounge

4.79 x 3.61 (15'8" x 11'10")

Carpet, bay window to front, coving.

## Dining Room

3.22 x 2.71 (10'6" x 8'10")

Laminate flooring, French style doors to conservatory, storage cupboard.

## Conservatory

4.88 x 2.63 (16'0" x 8'7")

Tiled floor, French doors to rear garden, poly carbonate roof, ceiling light and fan.

## Kitchen

3.21 x 3.16 (10'6" x 10'4")

Fitted range of wall and base units, complimentary worktops, 4 ring gas hob, oven and grill, 1 1/2 stainless sink drainer, tiled splash back, window to rear, archway opening to utility, door to dining room, tiled flooring.

## Utility

2.23 x 1.62 (7'3" x 5'3")

Wall and base units, inset sink, complimentary worktops, plumbing and space for washing machine, wall mounted gas boiler, external door to rear, door to w.c.

## Downstairs Wc

1.58 x 0.87 (5'2" x 2'10")

Tiled floor, hand wash basin, W.C, extractor, wall mounted consumer unit.

## First Floor Landing

Carpet, door to four bedrooms and bathroom, attic hatch, linen cupboard.

## Bedroom One

3.26 x 3.23 (10'8" x 10'7")

Carpet, window to rear, doors to en suite, built in wardrobe and cupboard.

## En Suite

2.89 x 1.39 (9'5" x 4'6")

Shower enclosure, w.c, hand wash basin set in vanity unit, extractor, vinyl flooring, window to rear, tiled splashbacks.

## Bedroom Two

3.32 x 3.22 (10'10" x 10'6")

Carpet, window to front.

## Bedroom Three

4.20 x 2.40 (13'9" x 7'10")

Carpet, window to front.

## Bedroom Four

3.26 x 2.19 (10'8" x 7'2")

Carpet, window to rear.

## Bathroom

2.90 x 2.16 (9'6" x 7'1")

Panel bath, w.c, hand wash basin, vinyl flooring, tiled splashback, window to side, extractor.

## Garage

Up and over door, power and lighting.

## Outside

Front - Front drive with space for 2-3 cars.

Rear - Patio adjacent to the house, gate to further garden area with astro turf and lawn, enclosed with fencing, access alongside property to front. outdoor power socket.

## Additional Information

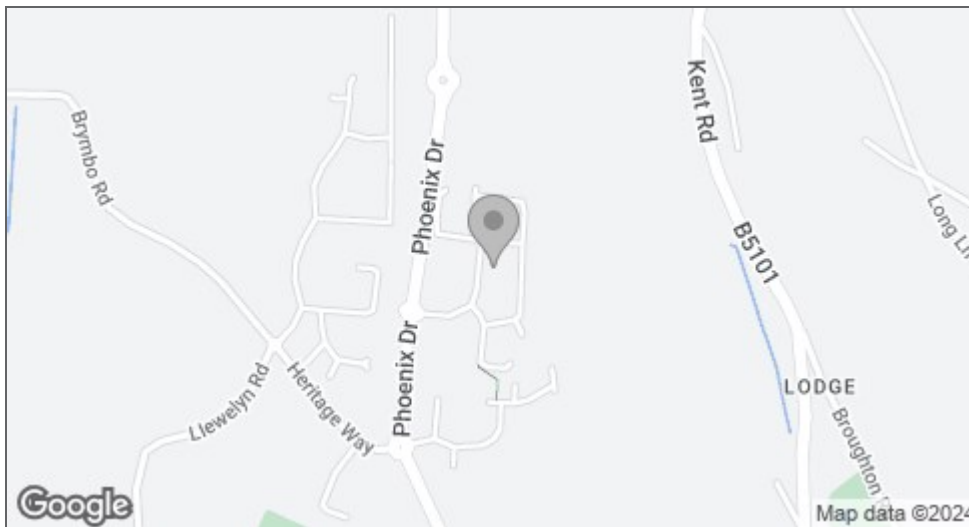
FREEHOLD...ANNUAL ESTATE SERVICE CHARGE £131.00











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		76	
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

#### 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

