



Lamberton Drive, Wrexham LL11 5FW

£160,000

A well presented 2 bedroom, 2 bathroom semi-detached property situated within a popular residential development in the village of Brymbo. This excellent property would make an ideal first time purchase offering a modern fitted kitchen, 2 double bedrooms, 2 bathrooms to include a downstairs shower room and off road parking, all of which can only be appreciated via internal inspection. The village of Brymbo offers a number of local amenities as well as having good road links to the A483 for commuting. In brief the property comprises of; hallway, lounge, kitchen/dining room and shower room to the ground floor and 2 bedrooms and a bathroom to the first floor.

- A well presented 2 bedroom, 2 bathroom semi-detached property
- 2 double bedrooms
- Off road parking
- Modern fitted kitchen
- Downstairs shower room and first floor bathroom
- VIEWING HIGHLY RECOMMENDED



Hallway

With stairs off to the first floor, door to under stairs storage cupboard, carpeted flooring.

Lounge

4.09m x 2.75m (13'5" x 9'0")

A well presented room with a double glazed window to the front, carpeted flooring.

Kitchen/Dining Room

3.63m x 3.16m (11'10" x 10'4")

Fitted with a modern fitted kitchen with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven, 4 ring gas hob with stainless steel extractor fan and splash back, space for a fridge freezer, plumbing for a washing machine, space for a dining table, tiled flooring, double glazed window, door off to the rear garden, wall mounted gas combination boiler.

Downstairs Shower Room

Fitted with a low level w.c, pedestal wash hand basin, fully tiled shower cubicle, double glazed window.

First Floor Landing

With carpeted flooring, access to the loft space, door to a storage cupboard.

Bedroom 1

4.82m x 3.01m (15'9" x 9'10")

A good size bedroom with 2 double glazed windows to the front, carpeted flooring, fitted wardrobes with sliding doors.

Bedroom 2

2.77m x 4.10m (9'1" x 13'5")

A double bedroom with a double glazed window to the rear, carpeted flooring.

Bathroom

2.11m x 1.98m (6'11" x 6'5")

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, double glazed window, part tiled walls.

Rear Garden

To the rear is an easily maintainable garden predominantly slated with a paved patio and deked area to the foot of the garden with access to a garden shed.

Front

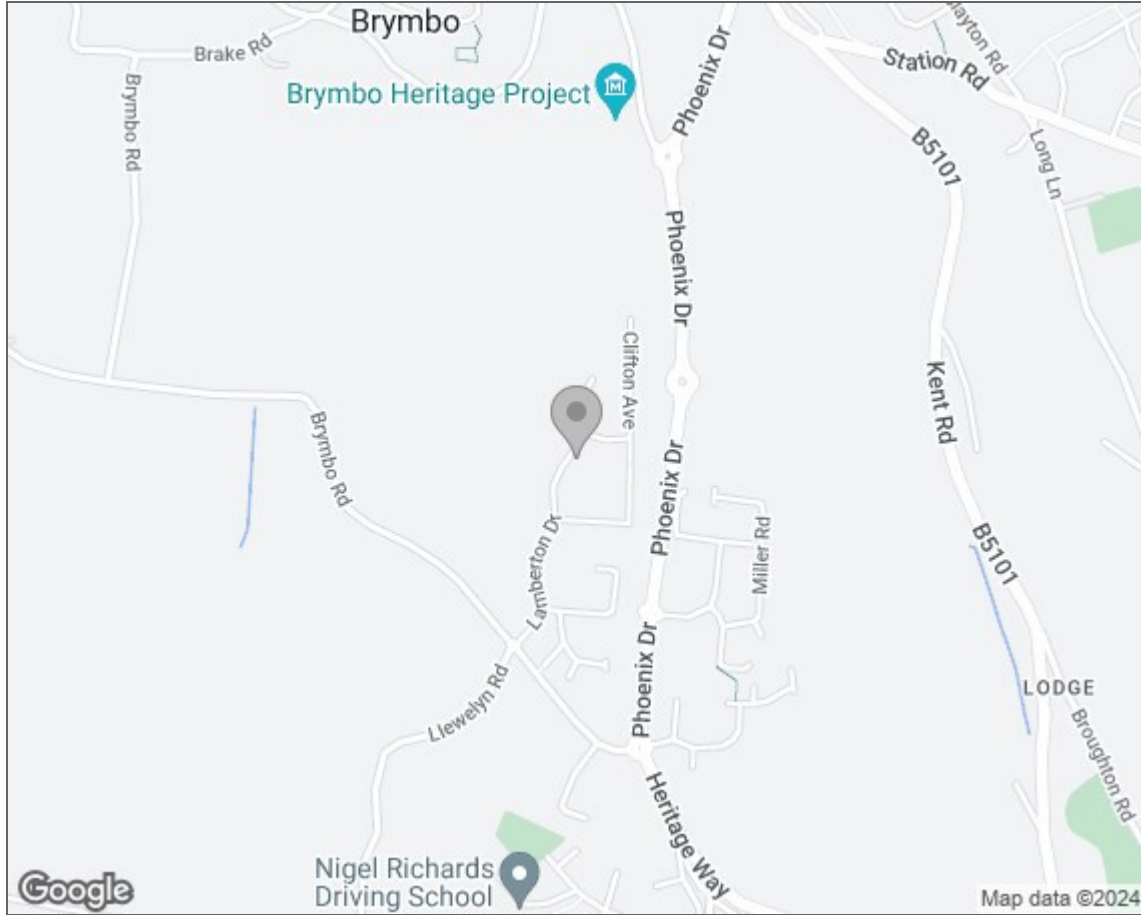
To the front is a tarmac driveway providing ample off road parking.











| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) 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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ 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.

