



Charles Street, Wrexham LL11 5FL Offers In Excess Of £200,000

An extended and beautifully appointed 3 bedroom mid mews property situated within a popular residential development in the village of Brymbo. This exceptional property has been extended to double the size of the lounge/dining area compared to their original build, as well as also having an attractive and modern fitted kitchen, 3 bedrooms and 3 designated car parking spaces, all of which can only be appreciated via internal inspection. The village of Brymbo sits approximately 5 miles from Wrexham city centre and also has excellent access to the A483 for commuting. In brief the property comprises of; hallway, downstairs w.c, kitchen, dining area and lounge to the ground floor and 3 bedrooms an bathroom to the first floor.

- An extended 3 bedroom mid mews property
- Bi-fold doors off to the rear agrden
- 3 Designated car parking spaces
- Fantastic lounge/dining area
- Beautifully appointed, modern fitted kitchen
- VIEWING HIGHLY RECOMMENDED



Hallway

With wood effect flooring, 2 under stairs storage cupboard, stairs with continuation of the wood effect flooring off to the first floor.

Downstairs w.c

Fitted with a low level w.c, wash hand basin with vanity unit under, double glazed window.

Dining Room

3.17m x 4.20m (10'4" x 13'9")

A simply stunning room with the original lounge area now used as the dining room, opening into the fantastic lounge extension with wood effect flooring.

Lounge

3.53m x 3.52m (11'6" x 11'6")

A stunning extension to the original property doubling the floor area with 4 feature skylights and bi-fold doors off to the rear garden.

First Floor Landing

With wood effect flooring, access to the loft space which is partly boarded and has a storage area to one side, door to a cupboard, housing the hot water tank.

Bedroom 1

3.62m x 3.46m (11'10" x 11'4")

Beautifully presented with 2 double glazed windows to the front, wood effect flooring, modern fitted wardrobes.

Bedroom 2

2.86m x 2.21m (9'4" x 7'3")

With a double glazed window to the rear, wood effect flooring.

Bedroom 3

2.25m x 1.95m (7'4" x 6'4")

With a double glazed window to the rear, wood effect flooring.

Bathroom

1.69m x 1.98m (5'6" x 6'5")

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, part tiled walls, tiled flooring.

Rear Garden

Laid with artificial grass, gated access to the rear.

Parking

There are 3 designated car parking spaces.

Additional Information

The property is leasehold with approximately 983 years left on the original 999 year lease. The ground rent is circa £100 PA and the service charges are circa £130.98 PA.

Please note that the picture of the view is taken from the end of road.

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

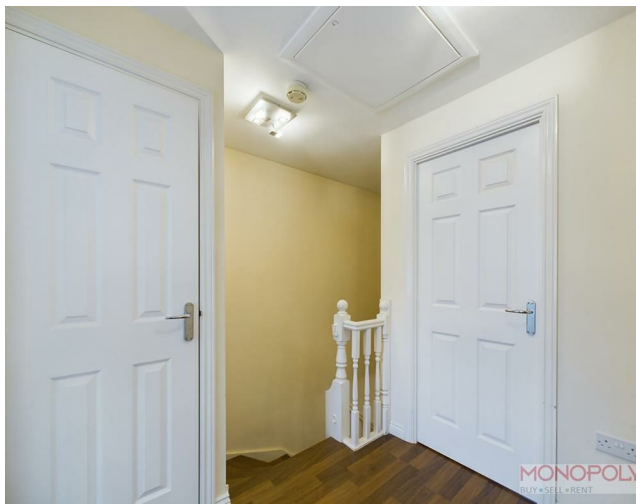
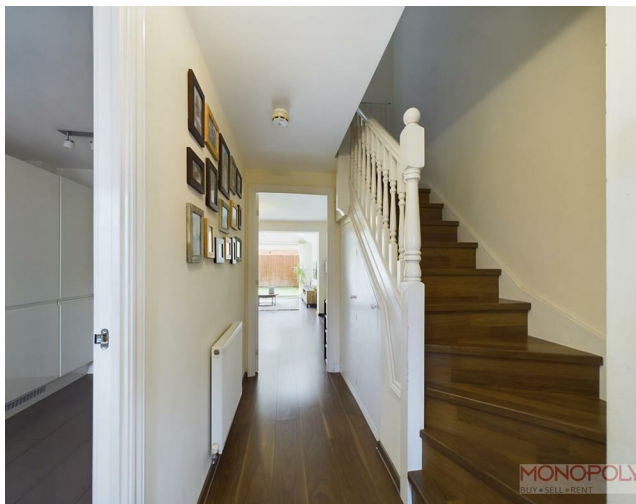
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please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they 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







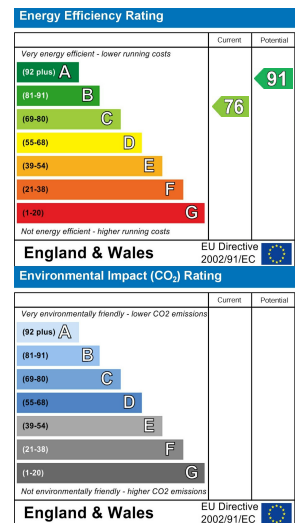
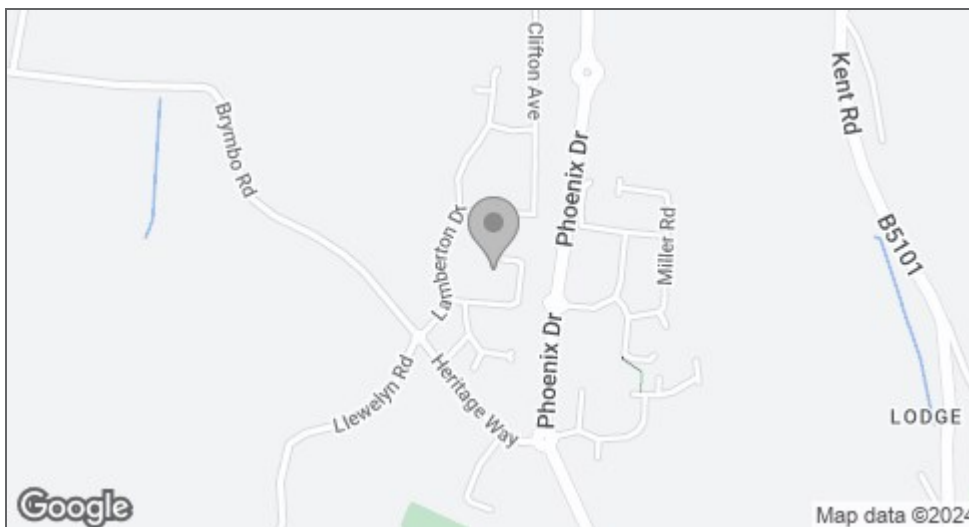


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