



22

Wrexham | | LL11 5FP

£215,000

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# 22

Wrexham | | LLI | 5FP

"VIEWING HIGHLY RECOMMENDED!"  
We are DELIGHTED to Offer For Sale this BEAUTIFULLY presented Three Bedroom modern Semi Detached property situated on a POPULAR residential development in the village of Brymbo. The internal accommodation comprises of an Entrance Hallway, Downstairs W.C, Modern fitted Kitchen/ Diner, Lounge with UPVC French style doors opening to the rear garden, Main Bedroom with En-Suite Shower Room, Two further Bedrooms and a Family Bathroom. Externally there is off road parking to the front with space for two cars, plus an enclosed rear garden.

Located at the top of the semi rural village of Brymbo there is easy road access to Wrexham town centre and the A483 for travel to Chester, Oswestry and beyond.

- THREE BEDROOM
- SEMI DETACHED HOUSE
- GREAT LOCATION
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- BEAUTIFULLY PRESENTED
- MODERN KITCHEN
- OFF ROAD PARKING FOR TWO VEHICLES
- GOOD SIZED AND WELL PRESENTED GARDEN TO THE REAR
- VIEWING HIGHLY RECOMMENDED!



## ACCOMMODATION TO GROUND FLOOR

The property has a canopy porch and is accessed via composite double glazed and frosted door which gives access to the entrance hall.

### ENTRANCE HALLWAY

Having wood effect laminated flooring, staircase rising off to the first floor accommodation, under stairs storage cupboard, radiator, doors off to all rooms

### DOWNSTAIRS CLOAKROOM

With a low flush w.c, pedestal wash hand basin with tiled splashback, radiator, tiled flooring and UPVC Double glazed frosted window to the front.

### LOUNGE

15'4" x 11'4" (4.680m x 3.460m)

Having UPVC Double glazed French style doors with matching UPVC Double glazed tall windows either side leading out to the rear garden, wood effect laminate flooring, radiator.

### KITCHEN/DINER

16'11" x 8'10" (5.157m x 2.696m)

Beautifully presented and well appointed with a Hi gloss fronted range of wall and base cupboards with complementary wood effect worktop surfaces, incorporating stainless steel single drainer sink unit with mixer tap, brick style tiled splashbacks, built in four ring gas hob with Stainless steel extractor canopy above and electric oven/grill below, integrated fridge freezer, integrated dishwasher, space for washing machine, wood effect laminated flooring, radiator and UPVC Double glazed window to the rear garden.

### FIRST FLOOR LANDING AREA

With access to the loft space, airing cupboard, and doors off to all rooms.

### MAIN BEDROOM

11'8" x 10'1" (3.563m x 3.081m)

UPVC Double glazed window to the front with radiator beneath, built in wardrobes with sliding doors, carpeted flooring, door to the En-suite shower room.

### EN SUITE SHOWER ROOM

Comprising of a shower cubicle, dual flush low level w.c., wash hand basin, ladder style radiator, tiled floor, UPVC Double glazed and frosted window to the front, spotlights to the ceiling

### BEDROOM TWO

11'10" x 7'8" (3.623m x 2.339m)

UPVC Double glazed window to the rear with fantastic views and radiator beneath, carpeted flooring.

### BEDROOM THREE

10'6" x 7'6" (3.207m x 2.297m)

UPVC Double glazed window to the rear with fantastic views and radiator beneath, carpeted flooring.

## FAMILY BATHROOM

Comprising of a well appointed three piece white suite of dual flush low level w.c., pedestal wash basin, panel enclosed bath, part tiled walls, extractor fan and radiator.

### OUTSIDE TO THE FRONT

The property has a double width driveway providing parking for two vehicles and paved pathway to the right hand side with gated access to the rear garden.

### OUTSIDE TO THE REAR

Beautifully presented garden and having a York stone paved patio area with steps to further Patio/sitting area and Astroturf lawn beyond, raised floral borders and garden shed. The garden is enclosed with a mixture of wood fencing and feature brick wall.

### IMPORTANT INFORMATION

Ground Rent (Graymarsh) is £205

Servicing Fees (Paramount) are £138

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

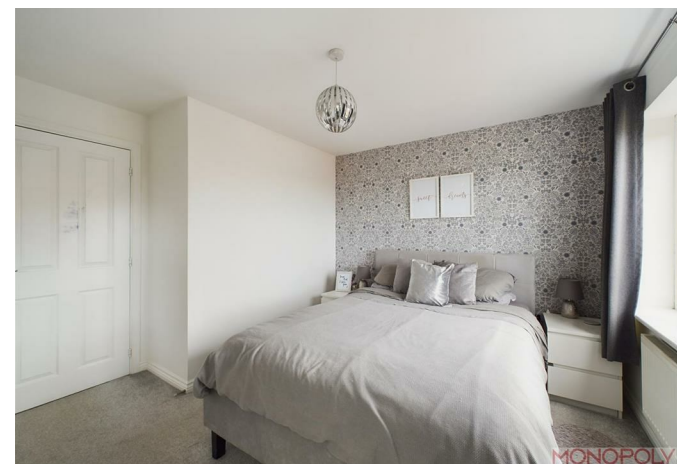
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

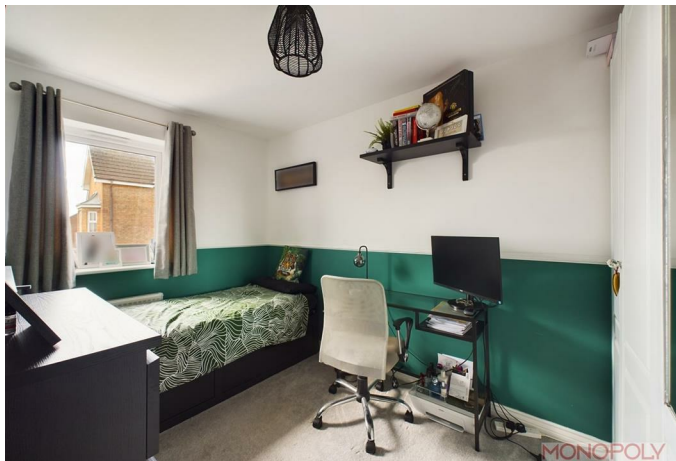
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

### KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link





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**WC**  
 5'0" x 2'8"  
 1.54 x 0.83 m

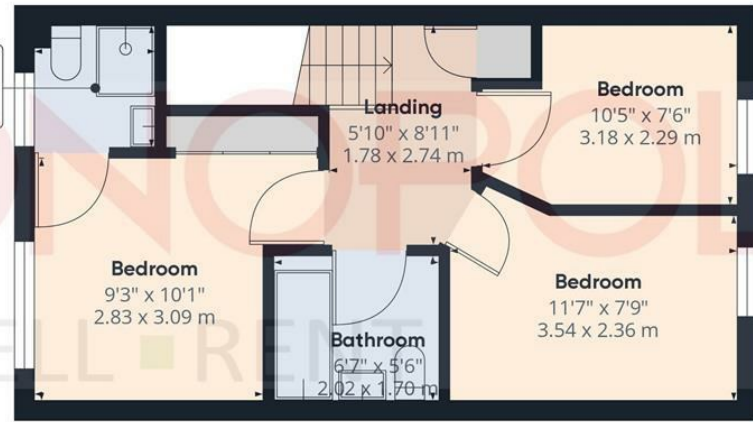


Ground Floor

**Approximate total area<sup>(1)</sup>**  
 814.94 ft<sup>2</sup>  
 75.71 m<sup>2</sup>

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**Bathroom**  
 5'1" x 5'1"  
 1.57 x 1.55 m



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

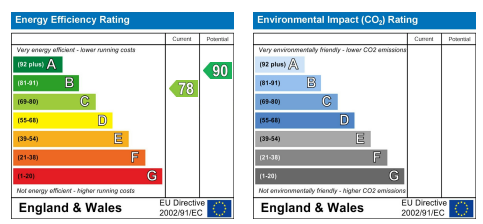
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