



22

Brymbo | Wrexham | LL11 5BH

£285,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT

22

Brymbo | Wrexham | LLI | 5BH

Welcome to Nant Court in the charming village of Brymbo, Wrexham! Built by Pride in the Job 2015 Quality Award Winner Tim Edwards, This is an exceptional three Bedroom detached house on Nant Court. Nant Court is in a perfect position for a range of travel needs being a short drive from the A483 which leads to the M53 and connects with the M56 and M6. Wrexham train station is also close to the development, which provides good links to most major cities. This delightful house is now available for you to make your home. The well presented internal accommodation comprises an entrance hall, lounge, stunning kitchen/diner, utility, down stairs wc, main bedroom with en suite, two further double bedrooms and a family bathroom. Situated in a picturesque location, this property offers the perfect blend of comfort and convenience. The well-maintained garden is perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends and family. Contact us today to arrange a viewing and take the first step towards your dream home at Nant Court.

- A THREE BEDROOM DETACHED HOUSE
- BEAUTIFULLY PRESENTED INTERNAL ACCOMODATION
- STUNNING KITCHEN/DINER
- SPACIOUS LIVING ROOM
- MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- INTEGRAL GARAGE
- POPULAR MODERN RESIDENTIAL DEVELOPMENT



Entrance Hall

Composite entrance door with glazing, window to front, stairs to first floor, door to lounge, carpet.

Lounge

Carpet, square bay window to front, door to kitchen.

Kitchen/Diner

Modern fitted range of wall and base units with built in lighting, complementary worktops, breakfast bar, stainless sink drainer, mixer tap, single oven, gas hob, extractor, fridge/freezer, dishwasher, tiled floor, spotlights, feature wood panelling to one wall, French style doors to rear garden.

Utility

Tiled floor, space and plumbing for washing machine, worktop over, door to wc, external door to side, extractor fan.

WC

With toilet, hand wash basin, tiled floor, window to rear, spotlights.

First floor landing

Carpet, doors to bedrooms and bathroom, loft access, spotlights.

Bedroom One

Window to front, fitted wardrobes, carpet, door to en suite.

En Suite

Shower enclosure with mains shower over, wc, hand wash basin, tiled walls and floor, window to rear, chrome towel rail, spotlights, extractor fan.

Bedroom Two

Carpet, window to front, feature timber panels on walls.

Bedroom Three

Carpet, window to rear.

Bathroom

Panel bath tiled splash back, window to rear, wc, hand wash basin, shower enclosure with mains shower over, tiled floor, chrome towel rail, spotlights, extractor.

Outside

Rear garden with paving adjacent house, lawn, steps down to a seating area with pergola, trees, planted borders, enclosed with fencing, gate to front.

Front tarmac double width drive leading to integral garage.

Garage

Single integral garage with up and over door, gas combi boiler.

ADDITIONAL INFORMATION

Upvc double glazing... oak internal doors... gas combi boiler in garage.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

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.

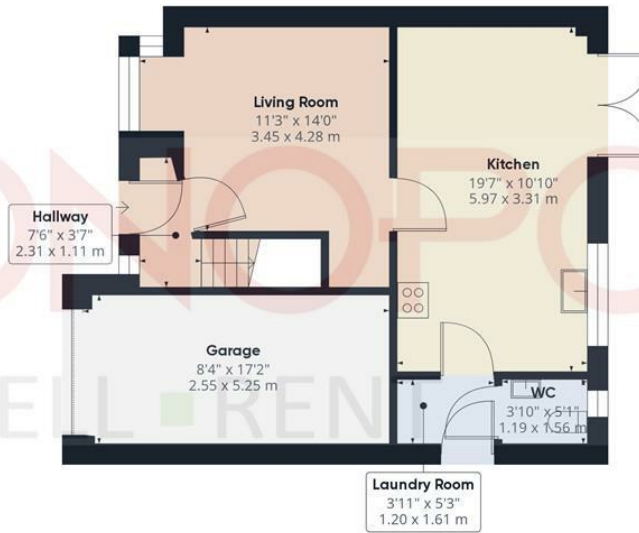
MORTGAGES

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 01978 800186 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



MONEY LAUNDERING REGULATIONS 2003
 BUY ■ SELL ■ RENT



Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1087.06 ft²
 100.99 m²

(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.

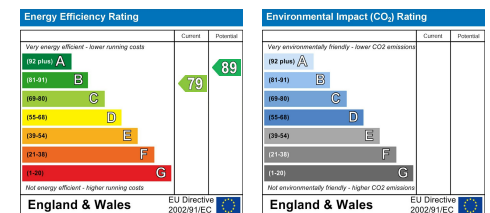
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.







Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT