



15 Chariot Drive

Brymbo, Wrexham, LL11 5FE

Chain Free £319,950



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Entrance Hall

Double glazed door to front and side panel. Understairs storage. Coved ceiling. panel radiator. Doors off to:

Downstairs W.C

Wash hand basin and low level wc, , panelled radiator, tiled flooring and upvc double glazed frosted window to the side elevation.

Office/ Study

10'2" x 8'2" (3.10m x 2.49m)

Upvc double glazed bay window to the front elevation. Double panelled radiator, coved ceiling, part panelled wall, ceiling light point and carpeted flooring.

Lounge

15'8" x 11'3" (4.80m x 3.45m)

A light and airy room with Upvc double glazed bay window to the front elevation. newly installed Multi fuel Log Burner set on slate hearth. Inset ceiling lights and two ceiling light points. solid oak flooring, coved ceiling, Double doors leading to:

Dining Room

12'11" x 9'4" (3.94m x 2.87m)

Double doors leading into the Lounge and Kitchen, double panelled radiator with cover. Inset ceiling lights and ceiling light point. continuation of solid oak flooring. Upvc double glazed french doors leading to the rear gardens

Kitchen/Breakfast Room

16'4" x 13'8" (4.98m x 4.17m)

This Recently updated fitted kitchen/Diner offers an extensive range of white high gloss base, wall and drawer units complimented by Quartz effect work top surfaces, AEG induction hob, with angled touch screen extractor fan above, Built in electric oven with combination microwave, integrated appliances to include dishwasher, washing machine, tumble dryer, larder style fridge/freezer and separate freezer, inset 1 ½ bowl sink unit with 3 in 1 Quooker tap and drainer, Vertical double column Radiator, tiled flooring. Upvc double glazed door to the rear.

Landing Area

Loft access . Airing cupboard housing wall mounted combination Boiler. Panel radiator. Doors off to:

Principle Bedroom

14'9" x 11'3" (4.52m x 3.43m)

Upvc double glazed window to the front elevation. Panel radiator.

Built-in wardrobes with ample hanging and shelving space. Ceiling light point. Door leading into:

En-suite

Walk-in shower cubicle with attachment over. Low level W/C and Vanity Wash hand basin. . Tiled flooring. Double glazed window to front. Extractor fan.

Bedroom Two

10'7" x 10'2" (3.23m x 3.12m)

Upvc double glazed window to the rear elevation. Radiator. Ceiling light point.

Jack & Jill En-Suite

Low level W/C. Pedestal wash hand basin. Walk-in shower cubicle. Localised wall tiling. Tiled flooring. Downlighters. Extractor fan. Double glazed window to side.

Bedroom Three

12'2" x 7'8" (3.71m x 2.36m)

Upvc double glazed window to the front elevation. Panel radiator. Ceiling light point,

Bedroom Four

9'8" x 7'4" (2.97m x 2.26m)

Upvc double glazed window to the front elevation. Panel radiator. Currently being utilised as an office/study.

Family Bathroom

Modern bathroom suite comprising panel bath, low level w.c. pedestal wash hand basin, tiled walls and flooring. Heated towel rail, Upvc double glazed frosted window.

Outside

To the Front of the property there are neatly laid to lawn garden areas with a pathway that leads to the front entrance.

To the side of the property is a double width driveway.

To the rear of the property you will find an integral single garage with up and over door, space in front for up to one car. Access to the rear gardens via gate. The private rear garden offers excellent security and has been landscaped for minimal maintenance.

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Tel: 01978 353000

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering Regulations

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Services

The agents have not tested the appliances listed in the particulars.

Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hours Of Business

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

Floor Plan

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

EPC Rating

TBC

Council Tax Band

TBC

Additional Information

The service charge on the property is £130.98 (yearly)



Road Map



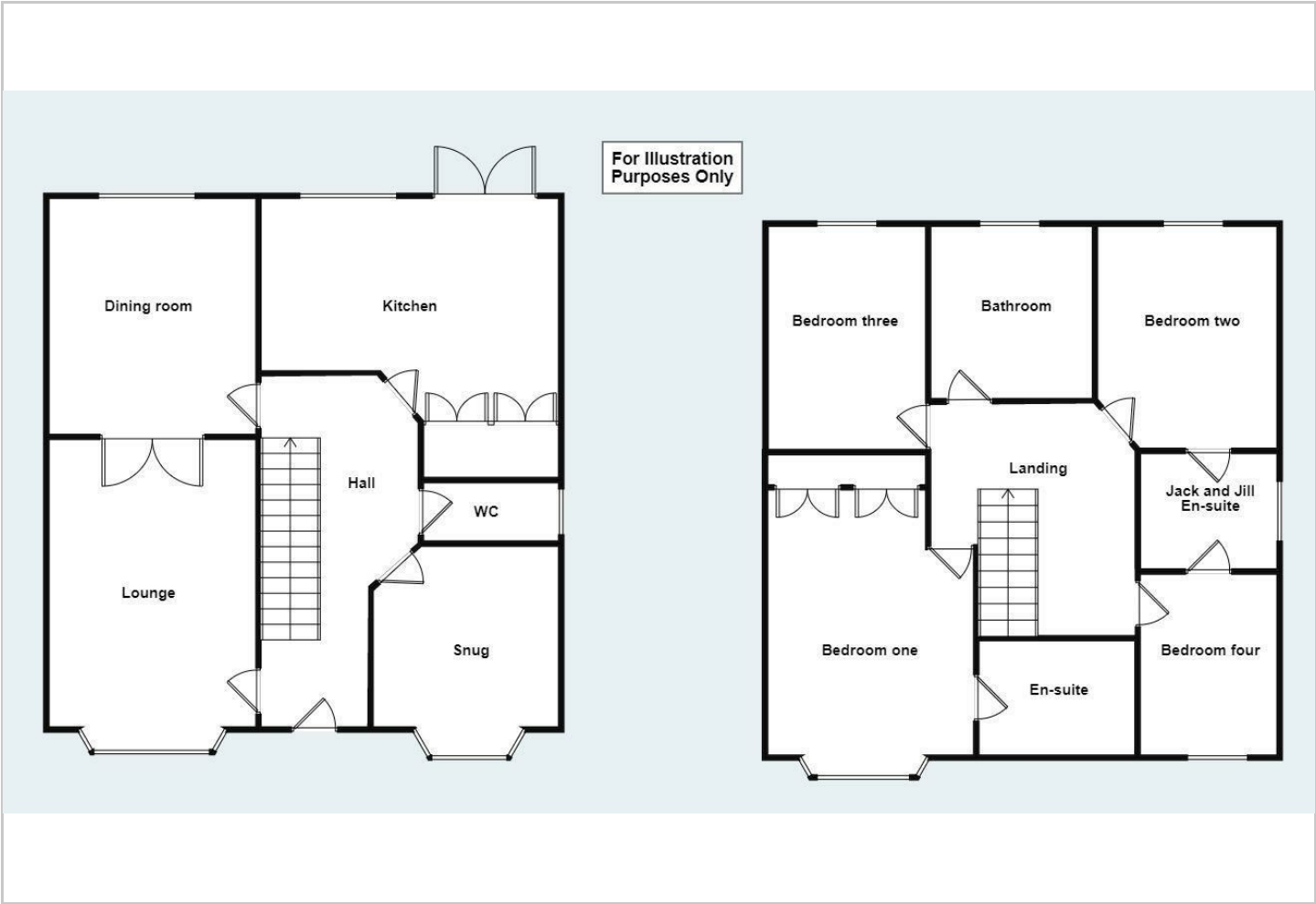
Hybrid Map



Terrain Map



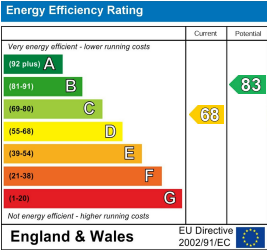
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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