



Steel Close, Wrexham, LL11 5EX

Price £290,000

Reference: 19259009

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here



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Wingetts



Description

A very well presented, extended and much improved 4 bedroom detached family home with garage set within a good sized plot on a small development in the conveniently located village of Brymbo. Having excellent road links to Wrexham, Chester and Shropshire as well as amenities and schools nearby, the property is being sold FREEHOLD, and briefly comprises a canopy porch, welcoming hall featuring quality wood effect flooring and attractive Oak internal doors, modern cloaks/w.c., well proportioned lounge with the warmth of a living flame gas fire, impressive open plan kitchen dining day room appointed with a stylish gloss range of base and wall cupboards with attractive marble work surface areas and integrated appliances. The dining area leads through to the conservatory which overlooks the rear garden. The ground floor also includes a useful utility room. The 1st floor landing gives access to the 4 bedrooms, the main bedroom having fitted wardrobes and an upgraded en-suite. 2 other bedrooms also have fitted wardrobes. A family bathroom includes a bath with shower over. Externally, the private drive leads to the detached garage alongside a lawned front garden. A private porcelain paved patio with summerhouse provides an excellent outdoor entertaining space for adults and a rear garden with artificial grass offers a low maintenance area for children. Energy Rating - D (55)

LOCATION

Steel Close is conveniently located within a modern residential development on the fringe of the Village of Brymbo. The development is only a short drive from the city of Wrexham and day to day amenities can be found locally together with the major shopping facilities etc. Within Wrexham. Good commuter routes are provided via the nearby A483 by-pass, to the major commercial and industrial centres of the region and beyond. Brymbo offers football and cricket teams and both primary and secondary schools are within the catchment area.



DIRECTIONS

From the A483 bypass take the exit signposted Coedpoeth and Ruthin and continue in the direction of Coedpoeth. Take the right turn onto Heritage Way and continue up the hill passing Brymbo Cricket Club. Continue across the next 2 roundabouts and take the 2nd exit at the 3rd roundabout onto Phoenix Drive. Turn left onto Mount Hill, next right onto Mount Isa Drive and second left onto Steel Close where the property will be observed at the top of the cul de sac.

ON THE GROUND FLOOR

Canopy porch with welcome light and upvc part glazed door opening into:

WELCOMING HALLWAY

Having stairs to first floor landing, attractive wood effect quality vinyl flooring, oak veneer internal doors, mains wired smoke alarm and radiator.

CLOAKS/W.C

Appointed with a white suite of close coupled w.c and wash basin set within white gloss vanity unit, chrome heated towel rail, radiator, upvc double glazed window and a continuation of the wood effect vinyl flooring.

LOUNGE

17'1 x 11'3

Upvc double glazed window to front, living flame gas fire set within attractive surround, two radiators, wood effect flooring and two ceiling lights.

KITCHEN/DINING/DAY ROOM

21'8 max x 17'8 max

An impressive family living area having a stylishly appointed fitted kitchen with a gloss handleless range of base and wall cupboards complimented by marble work surface areas incorporating a 1 ½ bowl inset sink unit with ingrained side drainer and upvc double glazed window above overlooking the rear garden, four ring induction hob with splashback and stainless steel extractor hood above, marble upstands, wide cutlery and pan drawers, integrated Zanussi oven/grill, integrated microwave, integrated dishwasher, integrated fridge freezer, larder cupboard, inset ceiling spotlights, upvc double glazed window to side, understairs storage cupboard, upvc part glazed external door and wood effect flooring that continues into the dining area having radiator and upvc double glazed patio doors that continue into:

CONSERVATORY

12'7 x 9'9

An excellent addition to the property enjoying a pleasant aspect over the rear garden through upvc double glazed windows with fitted window blinds on a brick plinth, upvc double glazed French doors, electric wall heater and two wall light points.

UTILITY ROOM

Accessed off the kitchen and housing the Worcester gas combination boiler, upvc double glazed window, upvc double glazed external door, plumbing for washing machine, space for tumble dryer, work surface area, radiator and inset ceiling spotlights.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With upvc double glazed window, ceiling hatch to roof space and panelled doors to all rooms.

BEDROOM ONE

13'1 x 11'5

Fitted with an extensive range of wardrobes, over bed storage cupboards and further sliding door wardrobes, upvc double glazed window to front, radiator and an internal door to:

EN-SUITE

Appointed to an excellent standard with double width shower enclosure with mains thermostatic shower, low flush w.c and wash basin set within white gloss vanity cupboard, chrome heated towel rail, upvc double glazed window, easy clean wall panels, inset ceiling spotlights and extractor fan.

BEDROOM TWO

12'0 x 8'4

Upvc double glazed window to rear and radiator.

BEDROOM THREE

10'9 max x 10'9 max

Upvc double glazed windows to front and rear, radiator, fitted wardrobes, drawer units and shelving and built-in airing cupboard with radiator.

BEDROOM FOUR

9'2 x 6'4

Fitted with a bed frame with useful drawers below, over head storage cupboards, three door wardrobe, upvc double glazed window and radiator.

FAMILY BATHROOM

Appointed with a white suite of bath with mains thermostatic shower above and Drench style shower head, pedestal wash basin with mixer tap, low flush w.c, upvc double glazed window, part tiled walls, extractor fan, inset ceiling spotlights and radiator.

OUTSIDE

A private driveway provides parking and guest parking alongside a lawned front garden which continues the brick built detached garage having metal up and over door, lighting, power sockets and side personal door. An additional side area provides potential for further parking or storage if required. A side garden gate leads into a private porcelain paved patio area which provides an excellent outdoor entertaining space and includes a summerhouse and raised flowerbeds edged with railway sleepers. A decorative gate leads to the private and sunny aspect rear garden which has been designed for low maintenance to include artificial grass, privacy hedging and cold water tap.

COUNCIL TAX BAND - E