



15 Wellman Avenue, Brymbo, LL11 5HX
Offers In Excess Of £300,000

An extended and well presented 4 bedroom detached family home with open plan kitchen dining garden room providing an excellent sociable entertaining space and the family hub of the house. Located within this popular residential development conveniently located just a short drive from Wrexham city centre and a range of amenities and shopping facilities. The property is Freehold and briefly comprises a canopy porch with part glazed door opening to the welcoming hall featuring wood effect flooring and a turned staircase. Cloaks/w.c., useful utility/boot room, lounge, fitted kitchen with range style cooker leading into the dining area and the well proportioned garden room. The 1st floor landing connects the 4 bedrooms and family bathroom. The principal bedroom has fitted wardrobes and an en-suite shower room. To the front of the house is a double width drive alongside a paved area for additional parking if required and former garage now providing a useful storeroom. The rear garden enjoys a sunny aspect together with a good degree of privacy and includes 2 patio areas, one of which is covered with a roofed pergola, lawn and useful garden room/home office. Energy Rating - C (69)

LOCATION

This development is located approx. 3 miles from Wrexham City Centre and enjoys good links to the A483 Wrexham to Chester by-pass, therefore allowing for daily commuting to the major commercial and industrial centres of both Wrexham and Chester. The Development offers all the attributes that a modern residential development should offer including open spaces, children's play areas, cycle paths, walkways etc. There is a small range of day to day shopping facilities and social amenities in the nearby Villages of Brymbo and Tanyfron with a wider variety available within Wrexham City Centre.

DIRECTIONS

From the A483 take the exit at junction 4 onto the A525 in the direction of Ruthin and Coedpoeth. Proceed through the set of traffic lights and take the second right hand turning onto the B5105, Heritage Way, signposted Brymbo/Southsea. Continue for approx. 1 mile passing the Brymbo Sports and Leisure Complex on the right. Continue up the hill and at the roundabout continue straight across. Take the 2nd exit at the next roundabout into Sheppard Street, lefty at the T Junction onto Wellman Avenue and the property will be observed on the right.

ON THE GROUND FLOOR

Canopy porch with up and down welcome light and part glazed door opening to:

HALLWAY

With wood effect flooring, radiator, turned staircase rising to first floor landing and oak internal doors off.

CLOAKROOM/W.C

Appointed with a pedestal wash basin with tiled splashback, close couple w.c, radiator and upvc double glazed window.

LOUNGE 14'0 x 10'5 (4.27m x 3.18m)

Upvc double glazed window to front with deep sill, coving to ceiling, fire surround with granite hearth and radiator.

KITCHEN/DINING ROOM 22'5 x 9'9 (6.83m x 2.97m)

An impressive open plan sociable entertaining space with the kitchen area fitted with a shaker style range of base and wall cupboards complimented by wood effect work surface areas with tiled splashbacks, five burner range cooker, housing for American style fridge freezer, wine cooler, 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, concealed Glowworm gas fired central heating boiler, under unit lighting, breakfast bar and curved corner unit. The dining area with feature stone tiled wall, radiator and an open aspect to:

GARDEN ROOM 14'7 x 8'7 (4.45m x 2.62m)

Having a continuation of the wood effect flooring, insulated roof with inset ceiling spotlights, upvc double glazed windows on a brick plinth, upvc double glazed central French doors opening to the rear garden and radiator.

UTILITY/BOOT ROOM 9'5 x 8'1 (2.87m x 2.46m)

Lighting and power sockets, plumbing for washing machine and vent for tumble dryer.

ON THE FIRST FLOOR

Approached via the turned staircase from the hallway to:

LANDING

With gallery over stairwell, radiator, six panel doors off to all rooms and airing cupboard housing the hot water cylinder.

BEDROOM ONE 14'4 x 11'1 (4.37m x 3.38m)

Upvc double glazed window to rear, four door fitted wardrobes, radiator and six panel door opening to:

EN-SUITE

Appointed with a low flush w.c, pedestal wash basin, oversized shower enclosure with jet shower unit, radiator, upvc double glazed window, part tiled walls and extractor fan.

BEDROOM TWO 11'8 x 8'3 (3.56m x 2.51m)

Upvc double glazed window to rear and radiator.

BEDROOM THREE 9'5 x 7'4 (2.87m x 2.24m)

Upvc double glazed window to rear and radiator.

BEDROOM FOUR 8'4 x 6'6 (2.54m x 1.98m)

Upvc double glazed window to front, built-in wardrobe, overhead storage shelf and radiator.

FAMILY BATHROOM

Appointed with a white suite of Jacuzzi bath with hand held shower attachment, close coupled w.c, pedestal wash basin with mixer tap, upvc double glazed window, attractive Travertine wall and floor tiles, radiator and extractor fan.

OUTSIDE

The property is approached along a double width driveway providing parking and guest parking alongside a paved area for additional parking if required which leads to the former garage providing useful storage area and having up and over door to front. A gated side path leads to the rear garden which enjoys a sunny aspect together with a good degree of privacy as not being overlooked from the rear, two paved patio areas, one of which has the benefit of a pergola, outdoor electric sockets, lawned area and:

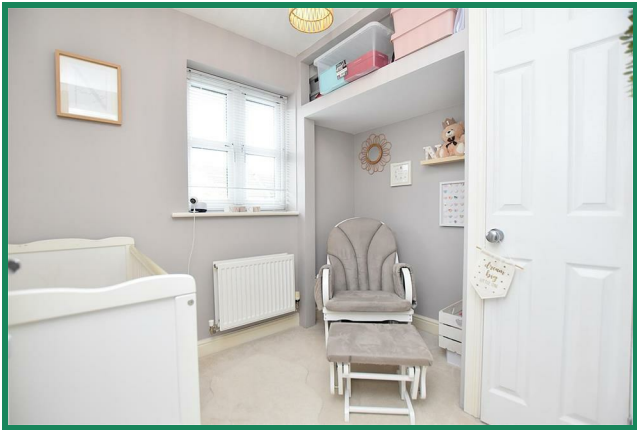
USEFUL GARDEN ROOM 10'9 x 7'1 (3.28m x 2.16m)

Currently used as a home office with lighting, power sockets, upvc double glazed windows and entrance door.

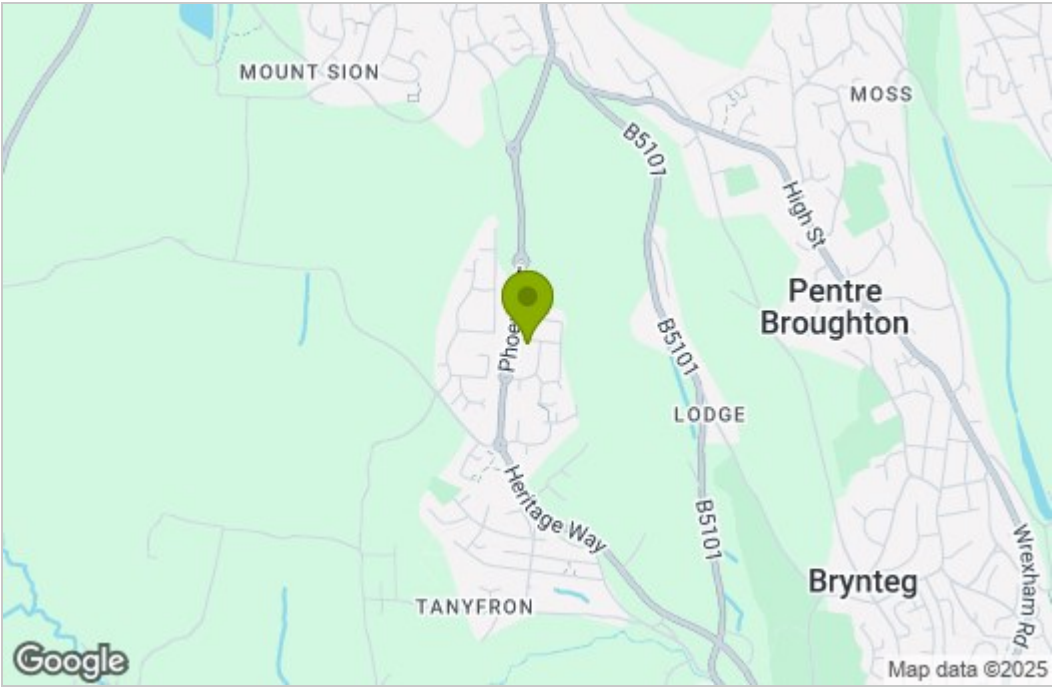
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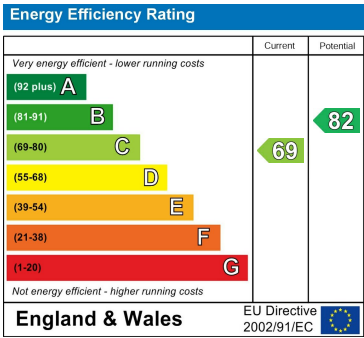




Area Map



Energy Efficiency Graph



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