

BOWEN

PROPERTY SINCE 1862



Asking Price £367,500

5 Bedrooms 3 Bathrooms

59 Charles Street Brymbo,
Wrexham LL11 5FL

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General Remarks

Arranged over three floors, this five bedroom detached house commands far reaching views to the front and has been extremely well maintained by the current owners who have lived there since it was built. The heart of the home is unquestionably the kitchen/diner which has been remodelled in recent times and spans the full width of the property. On the ground floor there is a spacious living room, entrance hallway and a w.c. On the first floor there are four bedrooms, two of which share a “Jack and Jill” en-suite, study and a family bathroom. The whole of the top floor comprises of a large bedroom with a dressing room area and an en-suite shower room. In summary, a cracking family home and an early viewing is advised.



Accommodation

On The Ground Floor:

Entrance Hallway: Double glazed door and side panel to the front elevation. Radiator. Tiled floor. Understairs storage cupboard. Access to the Garage.

Downstairs WC: PVCu double glazed window to the side elevation. White two piece suite comprising a low level w.c. and pedestal wash hand basin. Radiator. Tiled floor. Wall tiling.

Living Room: 19' 3" x 11' 4" (5.88m x 3.46m) PVCu double glazed bay window to the front elevation. Two radiators. Electric fire with feature surround.

Kitchen/Diner: 26' 1" x 11' 7" (7.96m x 3.53m) PVCu double glazed French doors to the rear elevation. Two PVCu double glazed windows to the rear elevation. Wall and base units with solid granite work-tops. One-and-a-half-bowl ceramic sink and drainer with mixer tap. Space for range-style cooker. Cooker hood. Space for an American-style fridge/freezer. Integral dishwasher. Plumbing for washing machine. Wall tiling. Tiled floor. Radiator. Contemporary-style radiator.

On The First Floor:

Landing: Radiator. Cupboard housing the hot water tank.

Bedroom 2: 13' 11" x 11' 4" (4.24m x 3.46m) PVCu double glazed bay window to the front elevation. Radiator.

Bedroom 4: 10' 8" x 10' 0" (3.24m x 3.04m) PVCu double glazed window to the rear elevation. Radiator.

En-Suite Shower Room: PVCu double glazed window to the side elevation. White three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Radiator. The En-Suite is also accessed from Bedroom 3.

Bedroom 5: 11' 0" x 8' 2" (3.36m x 2.48m) PVCu double glazed window to the rear elevation. Radiator.

Bedroom 3: 9' 11" x 8' 0" (3.03m x 2.45m) PVCu double glazed window to the front elevation. Radiator.

Study: 8' 2" x 5' 1" (2.49m x 1.56m) PVCu double glazed window to the side elevation. Radiator.

Bathroom: 7' 7" x 6' 8" (2.32m x 2.03m) PVCu double glazed window to the rear elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Wall tiling. Tiled floor. Radiator.

On The Second Floor:

Bedroom 1: 21' 11" x 18' 1" (6.69m x 5.51m) maximum. PVCu double glazed window to the front elevation. Two sky-lights to the rear elevation. Two radiators.

Dressing Room Area: 9' 5" x 3' 3" (2.87m x 1.00m) to the wardrobes. PVCu double glazed window to the front elevation. Built-in wardrobes. Radiator.

En-Suite Shower Room: 9' 0" x 8' 6" (2.75m x 2.59m) PVCu double glazed window to the side elevation. Sky-light to the rear elevation. Four piece white suite comprising a shower cubicle, low level w.c. and two pedestal wash hand basins. Wall tiling. Tiled floor. Radiator.

Outside: Externally there is a driveway to the front providing Off-Road Parking for up to four cars leading up to the Integral Garage. The rear garden has been landscaped and combines a Decked Entertaining Space leading off the Kitchen. There is a lawned section, well stocked borders and a gravelled Seating Area.









Services: All mains services are connected subject to statutory regulations.

The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the Garage, which is also synced up with a "HIVE" system.

Tenure: Leasehold. 999 years from 2007. Maintenance Charges £137.00 per annum. Ground Rent £200.00 per annum. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 73|C.

Council Tax Band: The property is valued in Band "F".

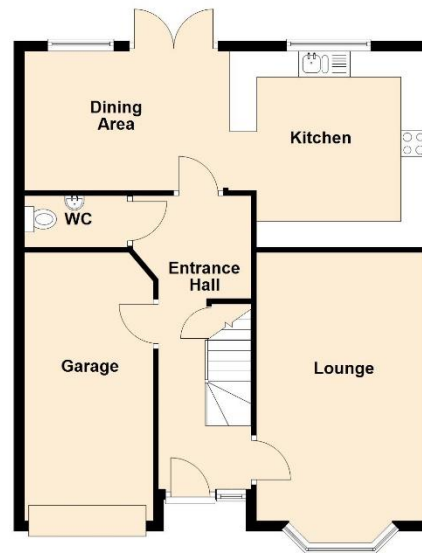
Directions: For satellite navigation purposes use the post code LL11 5FL. Leave Wrexham on the A525 Ruthin Road. After passing above the A483 city bypass, take the second turning right into Heritage Way signposted Brymbo. Continue for approximately one mile until passing the Brymbo Sports and Social Club on the right and then continue to a roundabout at which take the first exit. Continue up the hill and at the next roundabout turn right into Lamberton Drive and then the first right into Charles Street. Once on Charles Street follow the road around and the property is the last one on the front.

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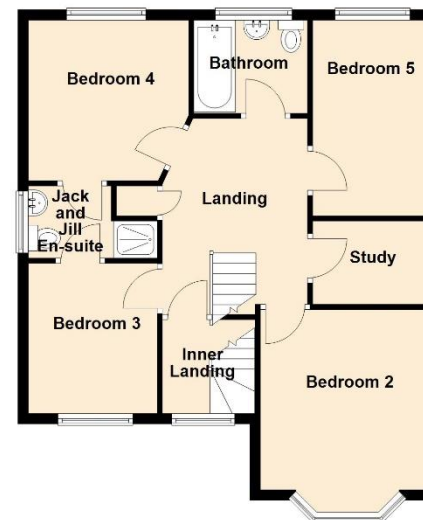
Ground Floor

Approx. 70.0 sq. metres (753.4 sq. feet)



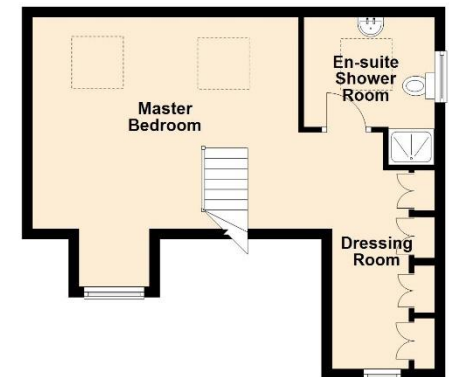
First Floor

Approx. 64.6 sq. metres (694.9 sq. feet)



Second Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



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