

Town & Country

Estate & Letting Agents

Wellman Avenue, Brymbo

£320,000



Forming part of a modern development in the hills overlooking Wrexham, this four bedroom contemporary detached home enjoys the benefits of UPVC double glazing and gas central heating. Internal accommodation comprises an entrance hall with door off opening to walk-in store/utility, cloakroom with WC off, living room, kitchen/dining room with an open throughway to an extended Orangery/sitting room which overlooks the rear garden. The first floor landing provides access to a family bathroom and to 4 bedrooms, the principal of which enjoys en suite shower room facilities. Externally to the front of the property is off-road parking directly to the front of the storage garage with an up and over door, brick block pathway and shrub garden along with gated side access to a rear garden. Which benefits from a sunny south facing aspect predominantly laid to lawn with raised sleeper shrub beds and a paved patio area to the rear with permanent, hard reef pergola and access to an outside office, along with outside lighting, power and water supply.

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Externally Front

Externally to the front of the property is off-road parking directly to the front of the storage garage with an up and over door, brick block pathway and shrub garden along with gated side access to a rear garden. A UPVC door with canopy above and security light opens in to the entrance hall.

Entrance Hall

The property is entered through a lead stain glass double glazed front door, which opens to an entrance hall with laminate flooring, a radiator. Oak veneer internal doors opening to the living room, kitchen/diner, cloakroom, WC, and to the store/utility.

Store/ Utility

10'4 x 8'3

With power and light and access from the entrance hall. This space has been created from the original Garage and has an external store to the front with up and over door.



Living Room

13'8 x 10'6

Featuring a central ornamental Adam style fireplace with granite hearth, a bay window faces the front elevation with a radiator below.



Cloakroom WC

5'2 x 2'6

With an opaque window to the side elevation, recessed downlights set within the ceiling, radiator with laminate floor and installed with a dual flush low level WC, along with a pedestal wash hand basin



Kitchen/Dining Room



Kitchen Area

13'10 x 9'2 max

The kitchen is fitted with a range of attractive wood grain effect shaker style wall, base and drawer units which are complimented by stainless steel handles. Light grey woodgrain effect work surfaces house a resin one and a half bowl sink unit with mixer tap with quartz effect splashbacks. There is space for a range cooker with stainless steel extractor hood above, an integrated dishwasher and wine cooler along with space and housing for an American style fridge freezer. To the rear elevation is a window with recessed down light set within the ceiling and then open throughway to the dining area.



Dining Area

9'8 x 9

Having a continuation of the timber laminate floor from the kitchen, a radiator and a decorative quartz wall mirroring the splashback in the kitchen. An open throughway leads to the rear Orangery/sitting room.



Orangery/ Sitting Room

14'10 x 9'6

Again, the laminate flooring continues through, having a radiator with recessed downlights within the ceiling and French doors opening to rear garden.

First floor landing

Having a window facing the side elevation, access to the loft, a radiator, a built-in cupboard housing the pressurised hot water cylinder and doors off open to the family bathroom and all four bedrooms, the principle of which enjoys ensuite facilities.



Principle Bedroom

14'1 x 10'6 max

Having two sets of double built-in wardrobes, a window facing the rear elevation with a radiator below, and a door opening to the en suite shower room.



En suite Shower Room

Installed with a built-in double shower enclosure with multi jet shower system, a dual flush low level WC, pedestal hand wash basin, a radiator, partially tiled walls, an extractor fan and then an opaque window facing the rear elevation.



Bedroom Four

8'1 x 6'5

With a built in corner wardrobe, a window to the front elevation and a radiator.



Rear Garden

With a sunny south facing aspect predominantly laid to lawn with raised sleeper shrub beds and a paved patio area to the rear with permanent, hard reef pergola and access to an outside office, along with outside lighting, power and water supply.



Bedroom Two

11'4 x 8

Window to the rear elevation and radiator below.



Family Bathroom

6'5 x 5'9

Installed with a white three piece suite, comprising a multi jet spa bath with central mixer tap, a dual flush low level WC, pedestal hand wash basin, a radiator. Partially tiled walls with a ceramic floor and opaque window facing the front elevation and an extractor fan.



Bedroom Three

9'3 x 7'

Window to the rear elevation and radiator below.



Outside Office

10'5 x 7'1

Timber framed and panelled office with a full length UPVC double glazed window to the side elevation, along with a full length opening UPVC double glazed window to the front elevation with door. Benefiting from electrics, lighting and Wi-Fi connection

Services

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

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345. Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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