

Town & Country

Estate & Letting Agents

John Wilkinson Court, Brymbo, Wrexham

£100,000



This two bedroom top-floor apartment situated within a purpose built development overlooking a communal green and children's Park with elevated far reaching views of Wrexham. This property boasts internal accommodation comprising an entrance hall, a spacious living room, a kitchen installed with a range of modern wall and base units as well as as a variety of integrated appliances, a bathroom and two bedrooms the principal of which enjoys ensuite facilities. The property features allocated off-road parking along with shared visitors parking and has a benefit of no onward chain.

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door that opens to the ensuite shower room.

DESCRIPTION

A two bedroom top floor apartment with extensive views and benefitting from no onward chain. In brief this property comprises of an entrance hall, a living room, a kitchen, two bedrooms of which the principle features ensuite facilities and a bathroom.

ENTRANCE HALL

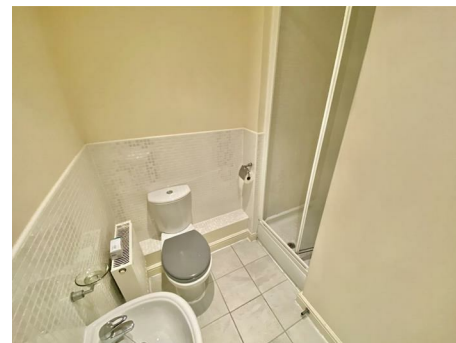
13'5" x 5'5"

The property is entered through a private entrance door which opens to a radiator, a storage cupboard, access to the loft space and doors opening to the living room, kitchen, bathroom, and both bedrooms with the principal enjoying ensuite facilities.

KITCHEN

8'9" x 9'3" max

The kitchen is installed with a range of modern wall base and drawer units with ample work surface space housing a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. The integrated appliances include an oven, stainless steel hob with extractor hood above and fridge/freezer. Other features of the kitchen include is space and plumbing for a washing machine, a radiator and recessed downlights within the ceiling. A fitted cupboard houses a gas Worcester combination boiler and a consumer unit which was installed in 2024.



ENSUITE SHOWER ROOM

The ensuite is installed with a shower enclosure, a dual flush W/C, a radiator, partially tiled walls and recessed downlights set within the ceiling.



LIVING ROOM

15'8" x 10'3"

The living room features a window overlooking the fields and park to the front with far reaching views over Wrexham. A radiator is also prominent.



PRINCIPLE BEDROOM

15'7" x 9'2" (measurement to include ensuite),

This room features a built in double wardrobe, with a built in single wardrobe, a radiator, a window overlooking the park with those far reaching views over Wrexham and a



BEDROOM TWO

10'1" x 8'8" max

This room features a window overlooking the car park with a radiator below and having a built in double wardrobe.



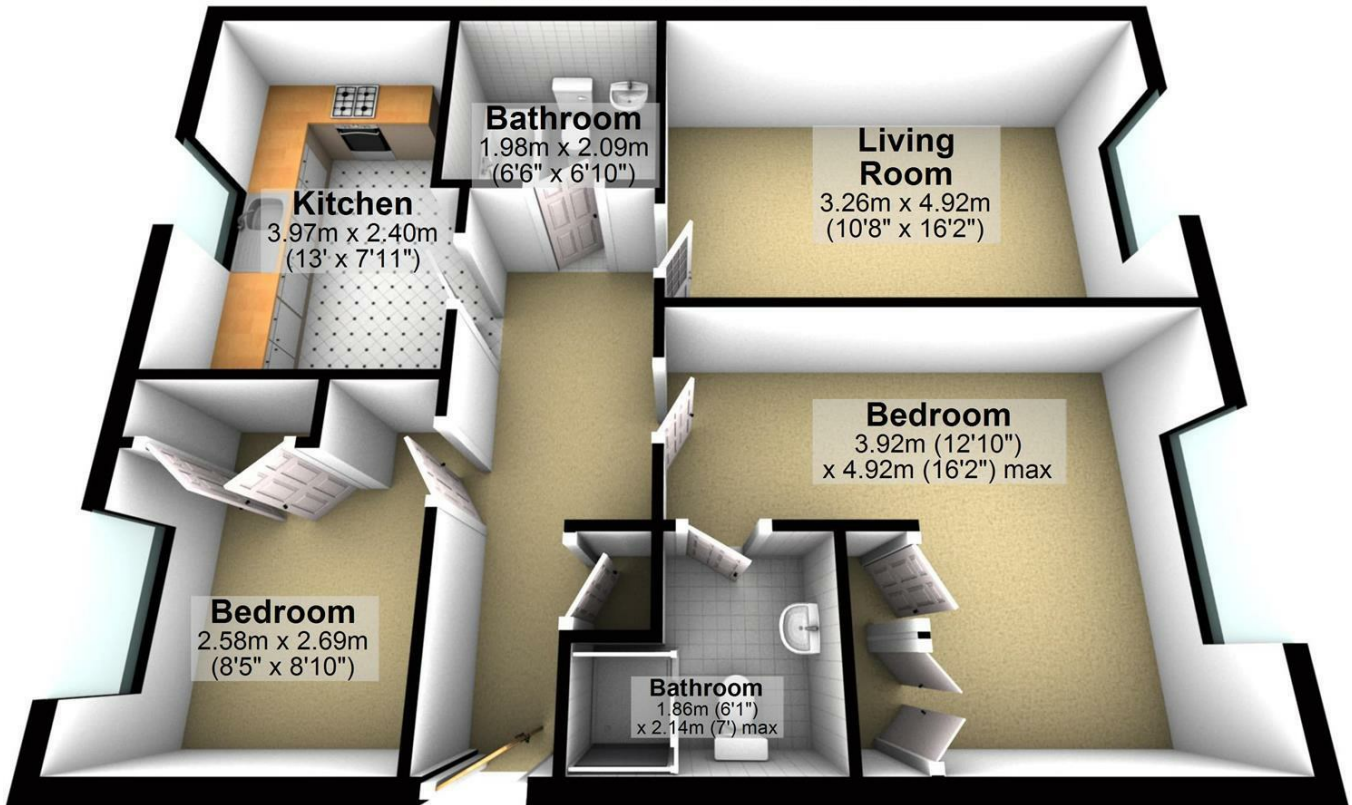
BATHROOM

6'5" x 6'1"

The bathroom is installed with a modern white three piece suite that comprises of a panel bath with a mixer tap and a handheld shower extension, dual flush low level W/C, partially tiled walls, a radiator and recessed downlights within the ceiling.

Ground Floor

Approx. 70.0 sq. metres (753.0 sq. feet)



Total area: approx. 70.0 sq. metres (753.0 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	