

# Town & Country

Estate & Letting Agents

Brunel Court, Wrexham

Offers Over £195,000



This beautifully presented semi detached home located within easy walking distance of Total fitness gym, Wrexham football club Stadium the Cae Ras, a host of day-to-day facilities and of course the city centre, and just a short drive from local motorway networks should be viewed to be appreciated. Benefiting from UPVC double glazing along with gas central heating the property in brief comprises an entrance hall with cloakroom WC off, kitchen/dining room, living room and a first floor landing offering access to three bedrooms and a four piece bathroom suite. To the front of the property is a lawned garden whilst to the rear is a low maintenance slight chip garden with a raised deck patio area with timber rear access opening to 2 allocated parking spaces.

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## Externally Front

To the front of the property is a lawn garden with golden gravel beds stocked with shrubs, gated side access to the rear garden. Above the front door is a canopy with light to the side.



## Entrance Hall

The property is entered through a double glazed front door opening to ceramic tile flooring, a radiator, stairs off rising to the first floor accommodation and doors opening to the cloakroom WC, kitchen/dining room and living room.



## Cloakroom WC

6'3 x 3'

With a ceramic tile floor, a low-level WC, wash hand basin with tile splashback, a radiator and opaque window facing the front elevation.



## Kitchen / Dining Room

8'3 x 16'6

The kitchen is fitted with a range of attractive shaker style wall, base and drawer units complimented by stainless steel handles. Ample work surface space housing stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob and extractor. There is space and plumbing for a washing machine, a housing cupboard for the gas combination boiler, a ceramic tiled floor, radiator and windows facing front and side elevations.



## Living Room

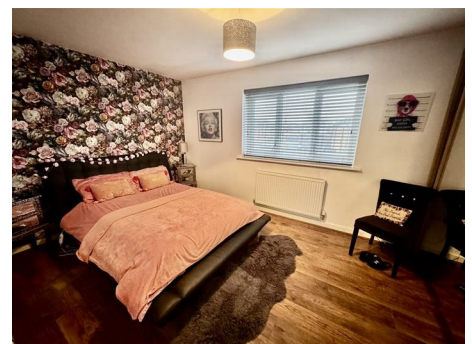
15'1 x 9'10

With wood grain effect timber laminate flooring, a radiator, a window facing the rear elevation and UPVC double glazed French doors which open out to the rear garden.



## First Floor Landing

Having access to the loft and a built-in cupboard, doors off opening to all three bedrooms and to the bathroom.



## Bedroom One

9'2 x 15'

With timber laminate flooring, a window facing the rear elevation and a radiator below.



## Bedroom Two

8' x 10'3 max

With timber laminate flooring and a window facing the front elevation with a radiator below



## Bedroom Three

7'5 x 6'2

Also with timber laminate flooring, window to the front elevation and radiator below.



## Bathroom

8'7 x 6'4

Four piece suite comprising a separate shower enclosure, low-level WC, pedestal wash hand basin, partially

tiled walls and ceramic tile floor, chrome heated towel rail and opaque window to the side elevation and extractor.



## Rear Garden

An attractive low maintenance rear garden being predominantly slate chip with paved pathways and raised deck patio area, outside light and water supply and timber access which opens to the to allocated parking spaces to the rear.



## 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.

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.

