



9 Lamberton Drive, Wrexham, LL11 5FN

O.I.R.O £109,995

**** AVAILABLE WITH NO ONWARD CHAIN ***

A well presented modern 2 Bedroom first floor apartment in the popular village of Brymbo. The property briefly comprises of a communal entrance with intercom system and stairs to all floors. Private entrance door opening to Hallway, Open Plan Living area with French doors and Juliet balcony, Kitchen, Two Bedrooms and a Bathroom. Externally there are communal gardens and 2 allocated parking spaces.

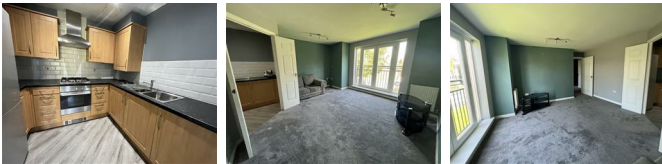
Viewing is essential to appreciate all this property has to offer. Call us to view on 01978 750234.

Entrance Hallway



Carpet to floor, Light fitting, Storage Cupboard and doors off to:

Living Room 14'0" x 14'3" max (4.27 x 4.35m max)



Carpet to floor, French doors with Juliet Balcony to front elevation, 2 x Radiators, Light fitting and double doors to:

Kitchen 8'11" x 9'0" max (2.73 x 2.76m max)

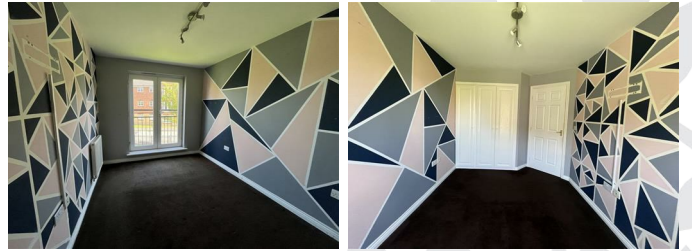
Vinyl Floor, tiled splashback. A range of base, wall and drawer units, with complimentary worktop over, Inset stainless steel 1 1/2 bowl sink, electric oven with gas hob and extractor over. Integrated Washing machine and space for a fridge freezer. Spotlights to ceiling and cupboard housing boiler.

Bathroom 5'1" x 9'3" (1.56 x 2.83m)



Vinyl floor and part tiled walls. Panelled bath with shower over, Pedestal basin and close coupled W.C. shaver socket, Radiator and spotlights to ceiling.

Bedroom 1 13'10" x 8'6" max (4.22 x 2.60 max)



Carpet to floor, French doors with Juliet Balcony to front elevation, Radiator, Light fitting and built in wardrobe.

Bedroom 2 8'5" x 7'4" ax (2.58 x 2.25max)



Carpet to floor, UPVC double glazed window to front elevation, Radiator and Light fitting.

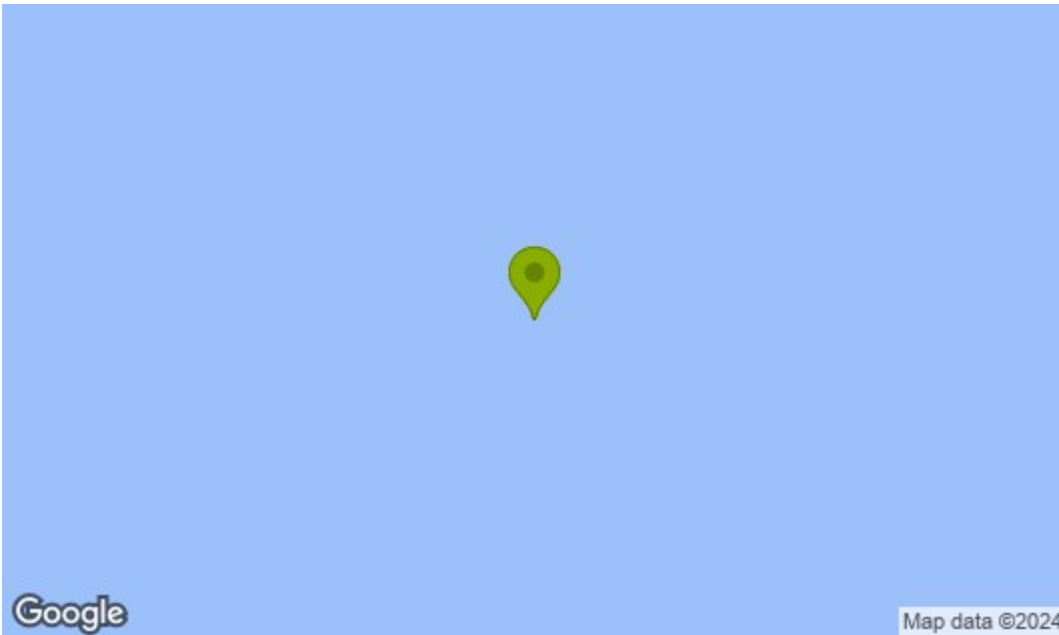
Externally

Externally there are 2 allocated off road parking spaces

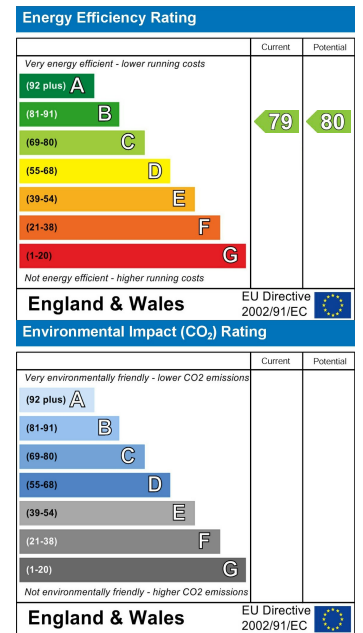


Floor Plan

Area Map



Energy Efficiency Graph



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.