



58 Lamberton Drive, Wrexham, LL11 5FN

£200,000

Nestled in the popular area of Brymbo, this delightful 3 bedroom, 3 storey townhouse on Lamberton Drive offers great family living accommodation with wonderful views.

As you enter the house, you are greeted by a warm and inviting open plan Kitchen, dining and Living Room with a downstairs cloakroom, making it an excellent space for entertaining friends and family. The first floor has 2 double bedrooms and a family bathroom and the second floors principle bedroom suite includes a dressing area and spacious ensuite shower room.

Outside, the property benefits from a private enclosed garden to the rear with a gate leading to the 3 allocated parking spaces.

Don't miss the chance to make this lovely property your own, call Olivegrove on 01978 750234 to arrange a viewing.

Entrance Hallway

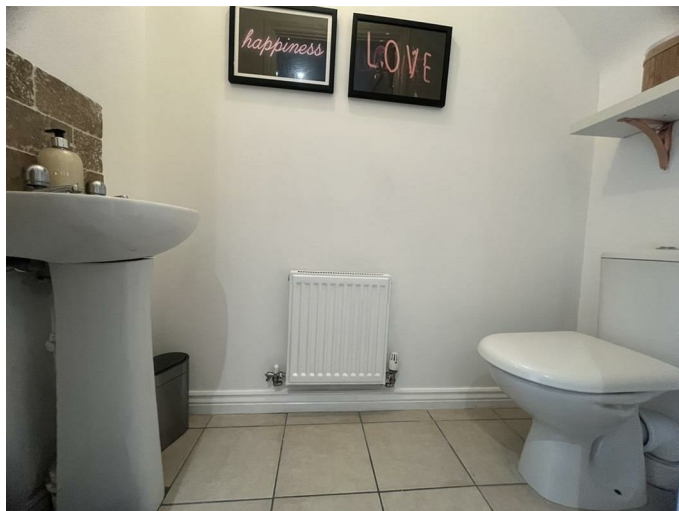
Composite door, wood effect tiled floor, Light fitting, Internet Point, Stairs rising and door to:

Open Plan Kitchen / Dining / Living Room 9'6" x 31'5" (2.90 x 9.58m)



A range of base, wall and drawer units with complimentary worktop over, inset composite sink, electric hob with extractor over, integrated electric oven, microwave, washer / dryer and dishwasher. Space for an American style fridge freezer. Wood effect tiled floor, UPVC double glazed window to the front and French Doors to the rear. Inset spot lights and pendant light fittings, Radiator, TV point, sockets and switches. Door off to:

Cloakroom 2'9" x 6'2" (0.84 x 1.90m)

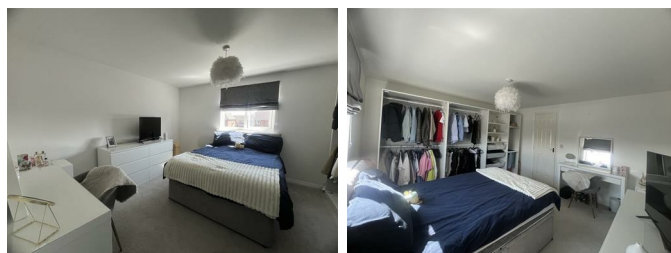


Tiled floor and splashback, Pedestal basin and close coupled WC, extractor and light fitting.

Stairs / Landing

Carpet to floor, airing cupboard housing tank, doors off to:

Bedroom 2 12'0" x 12'9" (3.68 x 3.90m)



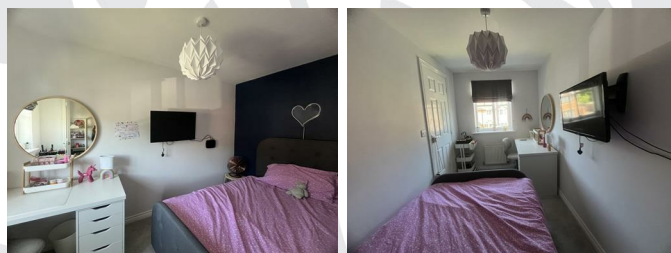
UPVC double glazed Window to rear elevation, carpet to floor, light fitting, radiator, sockets and switches.

Bathroom 6'6" x 6'2" (2.00 x 1.90m)



Wood effect floor, part tiled walls, close coupled WC, pedestal basin, panelled bath, radiator, extractor & light fitting.

Bedroom 3 6'2" x 11'10" (1.90 x 3.61m)



UPVC double glazed Window to front elevation, carpet to floor, light fitting, radiator, sockets and switches.

Stairs / Landing

Carpet to floor, radiator, door off to:

Principle Bedroom Suite

Bedroom 12'10" x 13'1" (3.92 x 4.00m)



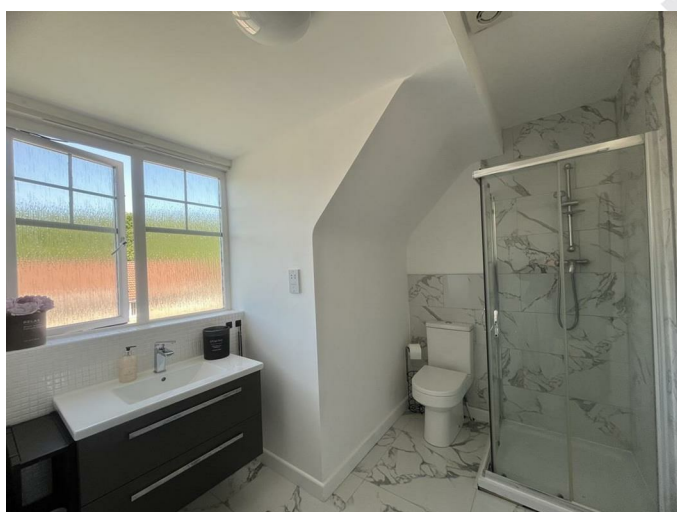
Velux windows to rear elevation, carpet to floor, radiator, light fitting, TV point, sockets and switches. Opening through to:

Dressing Area 9'9" x 5'3" (into wardrobes) (2.99 x 1.62m (into wardrobes))



Built in triple wardrobes to each side, door to:

Ensuite Shower Room 9'3" x 7'5" (2.82 x 2.27m)



Marble effect tiled floor and part tiled walls. UPVC double glazed window to front elevation. Glazed

shower cubicle with mains powered shower, vanity basin and close coupled WC. Extractor, towel rail and shaver point.

Externally

Front

Paved pathway to front door with lawns either side.

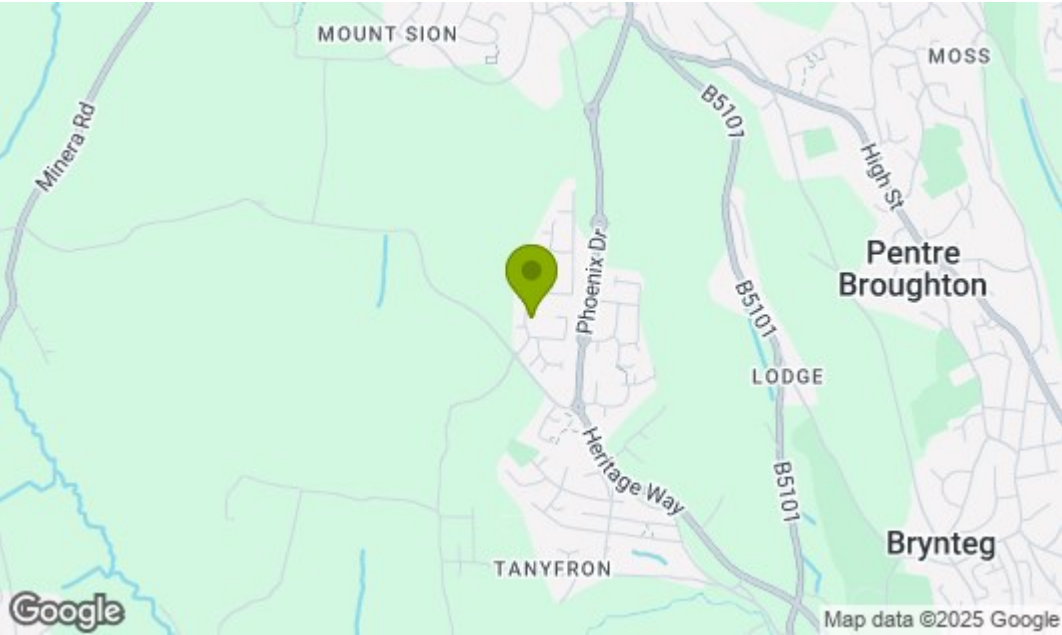
Rear



Patio area, lawned area, double outside socket, bounded by fence with gate leading to carpark with 3 designated parking spaces.

Floor Plan

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

