Sheppard Street | Brymbo | Wrexham | LL11 5FF

Offers in the region of £315,000

ROSE RESIDENTIAL

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This substantial four bedroom family home offers spacious and versatile accommodation, with the added flexibility of a converted former garage providing an ideal fifth bedroom, home office or playroom. The ground floor comprises a welcoming lounge, impressive kitchen/dining room with direct access to the rear garden, utility room and downstairs WC. To the first floor are four well-proportioned bedrooms, with two benefiting from their own en-suite shower rooms, together with a family bathroom. Externally, the property enjoys an attractive rear garden with patio, decking and lawned areas, while a private driveway to the front provides off-road parking for up to three vehicles. An excellent family home offering generous living space and flexible accommodation throughout.

Entrance & Hallway

A part glazed UPVC entrance door opens into a spacious and practical hallway, providing access to the lounge, kitchen, utility room, ground floor WC, and a versatile additional room. Directly ahead, a staircase rises to the first-floor accommodation.

Lounge

15'2" x 11'3" (4.63m x 3.43m)

A bright and attractive reception room featuring a front facing UPVC double glazed bay window, allowing plenty of natural light to fill the space. The focal point is an Adam-style fireplace with inset electric fire, creating a warm and inviting feel. The room is finished with fitted carpet and benefits from a radiator, while double doors open through to the kitchen/diner, creating a natural flow between the living spaces.

Kitchen & Dining

27'0" x 10'7" (8.25m x 3.23m)

An impressive room spanning the full width of the property, offering generous space for both cooking and dining. The kitchen is fitted with a comprehensive range of wall and base units, complemented by an integrated hob and oven, with space and plumbing for a washing machine and further space for a freestanding fridge/freezer. A front facing UPVC double glazed window provides natural light to the kitchen area, while the adjoining dining space comfortably accommodates a family dining table and benefits from doors leading through to the lounge. Two sets of fully glazed patio doors open directly onto the rear garden, flooding the room with natural light.

Downstair w/c

Fitted with a white suite comprising a low-level WC and pedestal wash hand basin. The room is finished with laminate flooring and also benefits from a radiator.

Utility Room

8'1" x 5'2" (2.47m x 1.60m)

A practical and well proportioned utility room offering ample space for a range of appliances, together with additional storage space. A side facing UPVC double glazed window provides natural light, while the room also benefits from a radiator.

Office/Bedroom Five

14'1" x 8'1" (4.30m x 2.47m)

Originally forming the garage and subsequently converted by previous owners, this versatile room offers a variety of potential uses, including a fifth bedroom, home office, or playroom. The room benefits from a front facing UPVC double glazed window, fitted carpet, and a radiator, together with fitted units providing a practical workspace for those working from home.

Stairs & Landing

Rising from the hallway, a carpeted staircase leads to the first-floor landing, which provides access to all bedrooms and the family bathroom. The landing also benefits from a loft hatch with fitted ladder, together with a useful airing cupboard housing the hot water system.

Bedroom One

14'4" (max) x 11'7" (max) (4.39m (max) x 3.55m (max))

A spacious double bedroom featuring a front facing UPVC double glazed window, allowing plenty of natural light into the room. The bedroom benefits from a built-in wardrobe providing useful storage, fitted carpet, and a radiator, with a further door leading directly into the en-suite shower room.

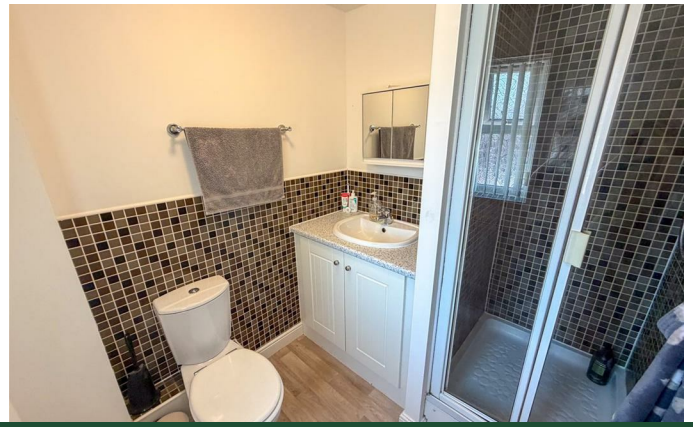
En-Suite Shower Room

A well proportioned en-suite fitted with a white suite comprising a generous walk-in shower enclosure, pedestal wash hand basin, and low-level WC. The room further benefits from a side facing UPVC double glazed window with privacy glass, part-tiled walls, vinyl flooring, a radiator, and an extractor fan.

Bedroom Two

11'8" (max) x 10'10" (3.58m (max) x 3.31m)

Another particularly spacious double bedroom benefiting from a front facing UPVC double glazed window, allowing plenty of natural light into the room. The bedroom features fitted wardrobes providing excellent storage, fitted carpet, and a radiator.



En-Suite Shower Room

A well proportioned en-suite fitted with a walk-in shower enclosure, low-level WC, and wash hand basin set within a vanity unit providing useful storage below. The room benefits from a front facing UPVC double glazed window, vinyl flooring, a radiator, and part-tiled walls, with the shower enclosure being fully tiled.

Bedroom Three

11'9" x 8'8" (3.59 x 2.66m)
A further spacious double bedroom benefiting from fitted wardrobes. A rear facing UPVC double glazed window enjoys far reaching views, while the room is completed with fitted carpet and a radiator.

Bedroom Four

10'11" x 7'10" (3.35m x 2.39m)
The fourth bedroom also offers sufficient space to accommodate a double bed. The room benefits from a rear facing UPVC double glazed window overlooking the garden, together with fitted carpet and a radiator.

Family Bathroom

Fitted with a white suite comprising a panelled bath with shower over, low-level WC, and wash hand basin. The room further benefits from vinyl flooring, tiled splashbacks, a rear facing UPVC double glazed window, and an extractor fan.

External

To the rear, the property benefits from a well-proportioned garden offering a combination of paved patio, raised decking, and lawned areas, complemented by established shrubs, planing and an added benefit of a hot tub! The garden provides a variety of spaces for outdoor dining, entertaining, and relaxation. To the front, a private driveway provides ample off-road parking for up to three vehicles.

Additional Information

The property is subject to an estate service charge of approximately £145 per year, covering maintenance of communal areas and shared facilities.

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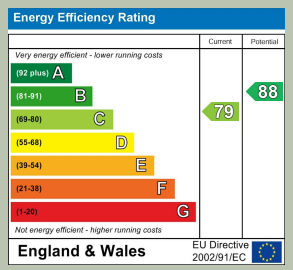

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