



Lamberton Drive | | Brymbo | LL11 5FQ

Offers in the region of £225,000



ROSE RESIDENTIAL

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A beautifully presented three bedroom semi-detached property located on the highly regarded Mountain View development in Brymbo. The accommodation includes a spacious lounge, modern kitchen/diner and downstairs WC, with the first floor offering three bedrooms (principal with en-suite) and a family bathroom. Externally there is a south-facing rear garden and driveway parking for up to three vehicles.

### Entrance & Hallway

A part glazed front door opens into the entrance hall, featuring tiled flooring and doors leading off to the kitchen, lounge & W/C.

### Kitchen

10'9" x 8'7" (3.28m x 2.64m )

A beautifully designed room which also offers space for a dining table. There is a range of fitted base and wall units with complimentary work surfaces over and an inset stainless steel sink with mixer tap. Integrated appliances include a fridge/freezer, dishwasher, washing machine, electric oven and gas hob, extractor hood, and an Ideal boiler neatly housed within a cupboard. The room also benefits from a large front facing UPVC double glazed window which floods the room with natural light, tiled flooring and radiator.





### Lounge

16'0" x 13'10" (4.89m x 4.22m )

A bright and inviting reception room featuring rear facing UPVC double glazed patio doors opening onto the garden. Additional features include a useful understairs storage cupboard, rear facing UPVC double glazed window, radiator, and fitted carpet.

### Downstairs W/C

Featuring a front facing UPVC double glazed window with privacy glass, the room is fitted with a low level WC, pedestal wash basin, and radiator.

### Stairs and Landing

A carpeted, turning staircase ascends from the hallway to a generous landing. The space feels open and airy, with doors leading to the bedrooms, bathroom, and a handy storage cupboard.

### Bedroom One

9'3" x 9'10" (2.83m x 3.02m )

With UPVC double glazed window to the rear, radiator and fitted carpet. There is also a fitted wardrobe and door which opens into the en-suite shower room.

### En-Suite Shower Room

Fitted with a walk in shower cubicle with mains fed mixer shower, pedestal wash hand basin, and WC.

### Bedroom Two

9'3" x 9'8" (2.82m x 2.97m )

This second bedroom is another double bedroom with front facing UPVC double glazed window, radiator and fitted carpet.

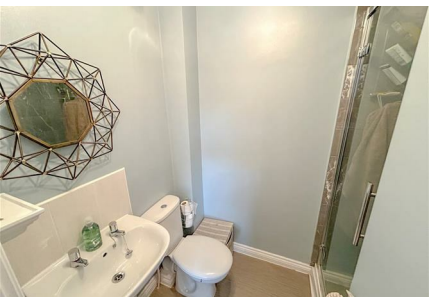
### Bedroom Three

6'8" x 6'6" (2.04m x 1.99m )

The smallest of the three bedrooms which is currently used as a home office. There is a rear facing UPVC double glazed window, radiator and fitted carpet.

### Family Bathroom

Fitted with a three piece suite comprising of panelled bath with mains fed shower over and glazed shower screen, pedestal wash hand basin and low level w/c. There is a front facing UPVC double glazed window with privacy glass, radiator and partly tiled walls.





## **External**

The garden is a real asset to the property - both south-facing and not immediately overlooked by neighbouring windows. Fully enclosed by fencing, it offers a decked seating area immediately outside the lounge patio doors with a lawned area beyond. A rear pedestrian gate provides access to the driveway, which offers parking for up to three cars.

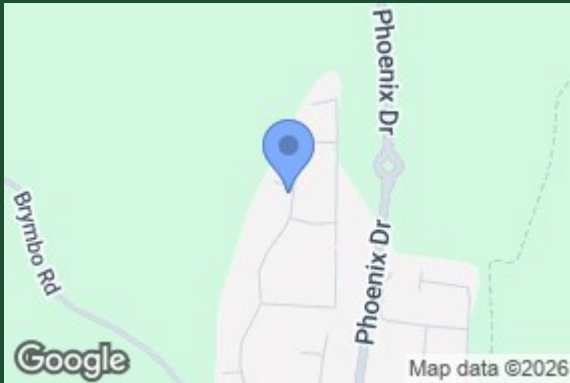
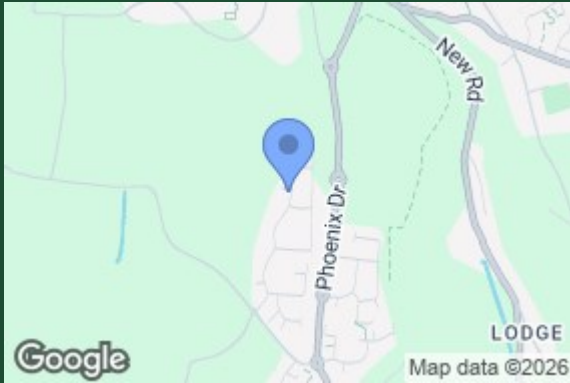
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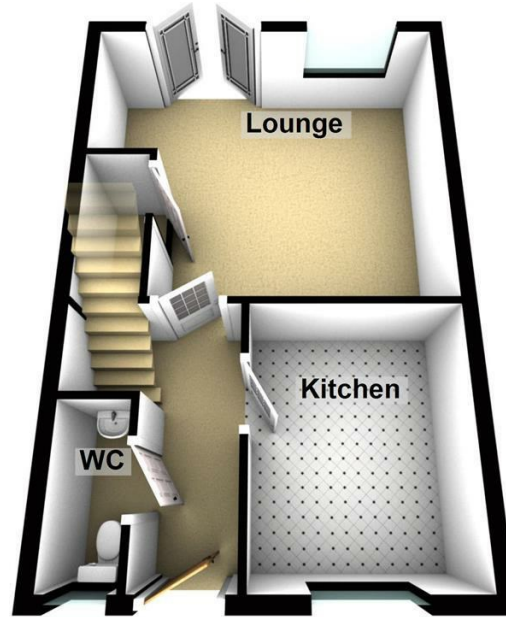
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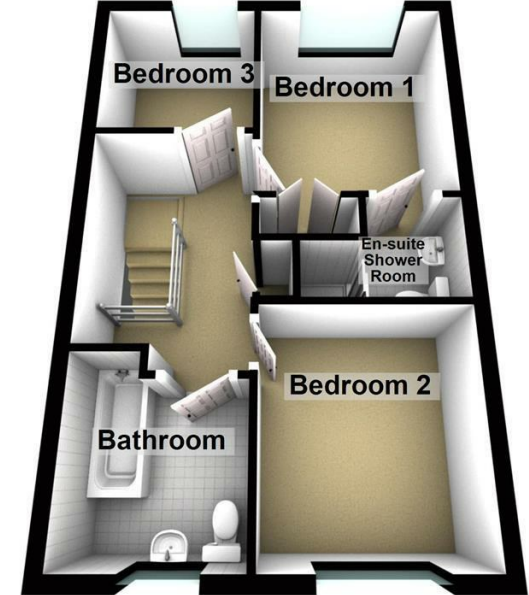
### Ground Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



### First Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



Total area: approx. 74.5 sq. metres (801.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(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	

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