

Town & Country

Estate & Letting Agents

Mount Zion, Brymbo, Wrexham

Offers In The Region Of
£233,950



Situated within a small cul-de-sac with the most beautiful far reaching views to the rear, this well presented and energy efficient property benefits from air source heating along with solar panels and in brief comprises an entrance hall, living room, kitchen/dining room and first floor landing offering access to three good sized bedrooms and a four piece bathroom suite. Externally to the front of the property are gravel and shrub low maintenance gardens with off-road parking and turning position to the front of a single garage and iron gated side access leading to an enclosed rear garden predominantly laid to lawn with a deck patio area and beautifully positioned to enjoy those stunning views.

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ENTRANCE HALL

The property is entered through an opaque double glazed UPVC front door which opens to an entrance hall with a radiator and doors off opening to the living room and garage.



LOCATION

Located in the popular village of Brymbo, the property is ideally positioned close to local shops, schools and everyday amenities. Excellent road links via the A483 provide easy access to Wrexham, Chester and the wider North West, making it ideal for commuters. The village also offers a strong community feel, with nearby parks, countryside walks and leisure facilities.



LIVING ROOM

13'3 x 9'9

With a window facing the front elevation, a radiator, a wall mounted remote electric fire, a door off opening to the stairwell and double doors opening to the kitchen/dining room.



KITCHEN/DINING ROOM

18'6 x 7'6

With a ceramic tile floor throughout, two radiators, a window facing the rear elevation and UPVC double glazed French doors opening to a decked patio area. The kitchen area is fitted with a range of light wood grain effect wall, base and drawer units with wood grain effect work surfaces housing a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include stainless steel oven with hob and extractor hood above. There is space and plumbing for a washing machine and an under stairs storage cupboard.



FIRST FLOOR LANDING

With doors off to three good size bedrooms and to a four piece bathroom suite, there is also a built in the cupboard housing the hot water cylinder and access to the loft.



BEDROOM ONE

10'6 x 8'9

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



BEDROOM TWO

9'7 x 10'

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



BEDROOM THREE

7'6 x 9'5

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



BATHROOM

8'2 x 7'

Installed with a four piece white suite comprising a panel bath, separate shower enclosure with electric shower, a low-level WC and pedestal wash hand basin. The flooring is ceramic tile, the wall is partially tiled with a radiator and an extractor fan along with an opaque window facing the front elevation.

GARAGE

16' x 8'2

A single integrated to garage with up and over garage door along with power and light.



EXTERNALLY

To the front of the property are shrub and gravel low maintenance gardens along with off-road parking and turning positioned to the front of the garage with a security light above and a courtesy light positioned to the side of the front door. Double iron gates open to a paved pathway which leads along the

side of the property to the rear garden which has the most beautiful far reaching views to the West and the garden itself being predominantly laid to lawn along with a deck patio area with light above.



Services

The agents have not tested any of the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band C - £1,949.00

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.



AWAITING FLOORPLAN

COMING SOON

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.

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