



Lamberton Drive, Wrexham LL11 5FN

£750

A well presented & newly renovated two bedroom ground floor apartment situated on a modern residential development in Brymbo. The property comprises an entrance hall, lounge, kitchen, two bedrooms one of which has an en suite shower room and a bathroom. Located at the top of the semi rural village of Brymbo there is easy road access to Wrexham town centre and the A483 for travel to Chester, Oswestry and beyond. "VIEWING HIGHLY RECOMMENDED!"

- A TWO BEDROOM GROUND FLOOR APARTMENT
- SPACIOUS LOUNGE
- MAIN BEDROOM WITH EN SUITE
- NEWLY RENOVATED
- COUNCIL TAX BAND C
- POPULAR & CONVENIENT LOCATION
- MODERN KITCHEN
- ALLOCATED PARKING SPACE
- CLOSE TO LOCAL AMENITIES
- VIEWINGS HIGHLY RECOMMENDED



Entrance Hall

Carpeted flooring, door to hall.

Hallway

Carpeted flooring, doors to 2 bedrooms, bathroom and lounge, storage cupboard.

Lounge

5.39 x 3.43 max (17'8" x 11'3" max)

Well sized lounge space, with carpeted flooring, double glazed windows and access to the kitchen.

Kitchen

2.31 x 1.97 (7'6" x 6'5")

Fitted range of wall and base units with complimentary worktops, tiled splashback, 1 1/2 stainless sink/drainers, 4 ring gas hob, single oven, integrated fridge/freezer, washing machine, extractor.

Bedroom One

4.35 x 2.58 max (14'3" x 8'5" max)

Double bedroom with integrated wardrobe space, carpeted flooring and en-suite bathroom.

En Suite

2.56 x 1.59 max (8'4" x 5'2" max)

Oversize shower cubicle, hand wash basin, w.c, vinyl flooring, tiled splashback, extractor.

Bedroom Two

3.62 x 1.77 max (11'10" x 5'9" max)

Single second bedroom with carpeted flooring and double glazed window.

Bathroom

2.06 x 1.96 (6'9" x 6'5")

Vinyl flooring, w.c, hand wash basin, panel bath, tiled splashback, spotlights.

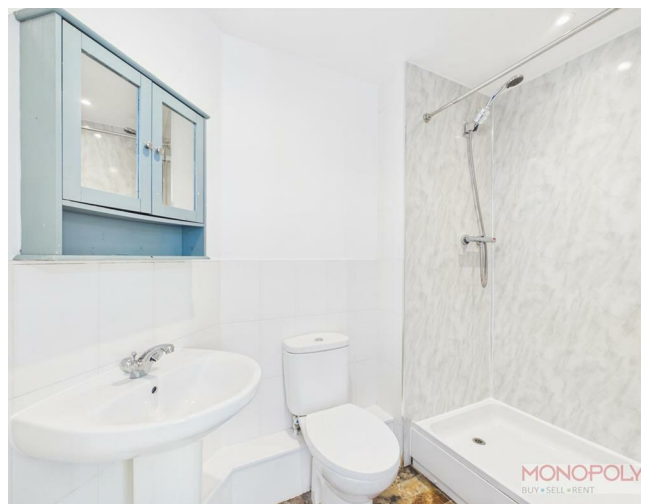
Important information

MONEY LAUNDERING REGULATIONS 2 0 0 3
Intending purchasers will be asked to produce identification and proof of financial status when an

offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



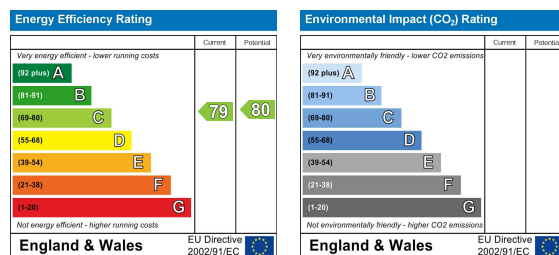
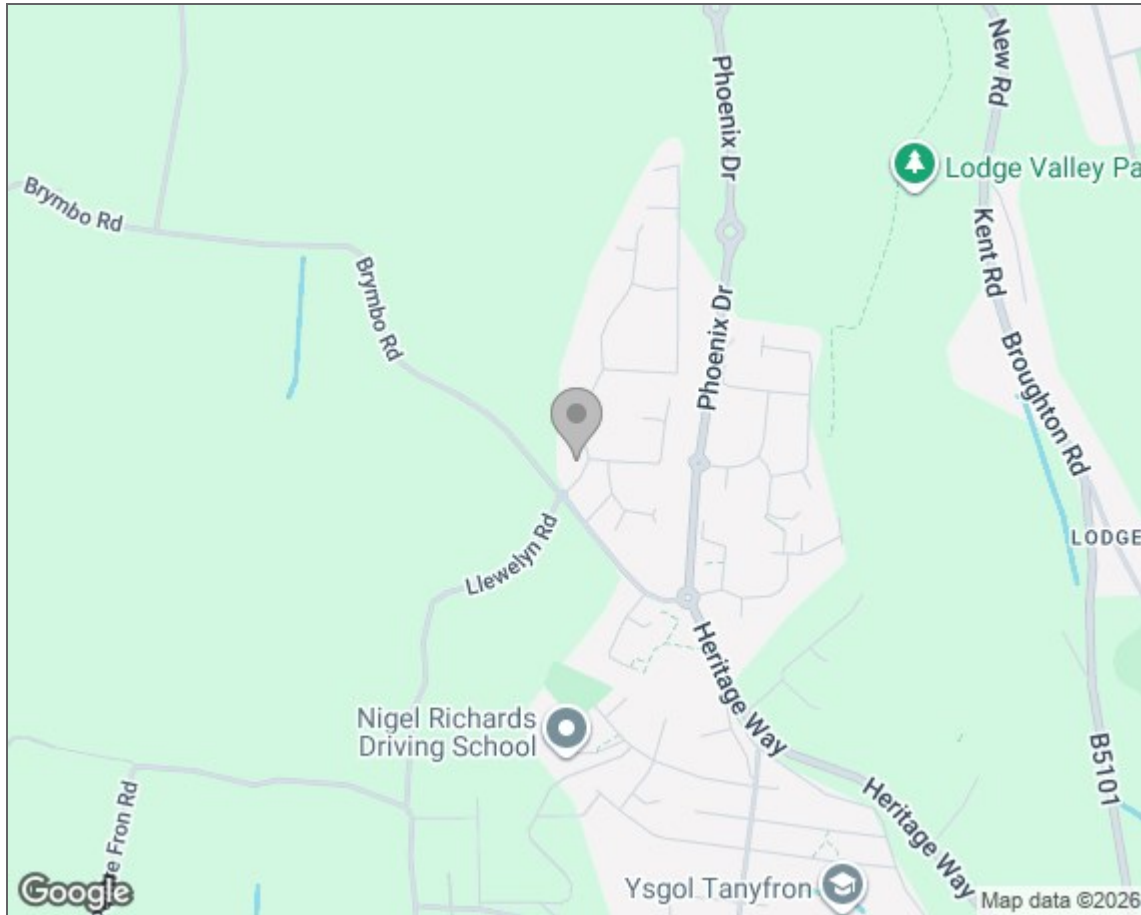




MONOPOLY
BUY ■ SELL ■ RENT

01978 800186 or 01244 560610 or 01691 880407
wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk





MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

