



**35 Charles Street, Brymbo, Wrexham, LL11 5FL**

**Price £190,000**

A 3 double bedroom modern mews style house with 3 allocated parking bays and an enclosed rear garden located within this popular development just a short drive to Wrexham city centre and excellent road links to Chester and Shropshire. The accommodation briefly comprises an open fronted porch, part glazed door to hall with stairs to 1st floor landing, cloaks/w.c., lounge with dining area and French doors opening to the rear garden, well appointed stylish fitted kitchen with integrated appliances including an induction hob, double oven, dishwasher etc. The 1st floor landing connects the 3 double bedrooms with the principal bedroom having fitted wardrobes. The bathroom includes a bath with shower over. To the outside, the 3 parking bays adjoin the house and the rear garden includes an Indian stone paved patio for outdoor entertaining with lawned garden beyond all of which is enclosed to provide a safe family environment. Energy Rating - C (77)

## LOCATION

This development is located approx. 3 miles from Wrexham City Centre with panoramic views over Wrexham and beyond, and enjoys good links to the A483 Wrexham to Chester by-pass, therefore allowing for daily commuting to the major commercial and industrial centres of both Wrexham and Chester. The Development offers all the attributes that a modern residential development should offer including open spaces, children's play areas, cycle paths, walkways etc. There is a small range of day to day shopping facilities and social amenities in the nearby Villages of Brymbo and Tanyfron with a wider variety available within Wrexham City Centre.

## DIRECTIONS

From the A483 take the exit at junction 4 onto the A525 in the direction of Ruthin and Coedpoeth. Proceed through the set of traffic lights and take the second right hand turning onto the B5105 signposted Brymbo/Southsea. Continue along this road for approx. 1 mile passing the Brymbo Sports and Leisure Complex on the right. Continue up the hill and at the roundabout take the 1st exit and continue up the hill. Take the 3RD exit onto Lamberton Drive, next right onto Charles Street and continue for approx. 300 yards into the cul de sac.

## ON THE GROUND FLOOR

Open fronted porch with part glazed door leading to:

### HALLWAY

Having stairs off to first floor landing, tiled flooring, radiator, mains wired smoke alarm and six panel doors off.

### CLOAKS/W.C

Appointed with a wash basin with waterfall mixer tap set within vanity cupboard, low flush w.c, radiator and upvc double glazed window.

### LOUNGE/DINER 13'5" x 14'5" (4.1m x 4.4m)

Upvc double glazed window, upvc double glazed French doors which lead to the rear garden, two radiators, understairs storage cupboard and two ceiling lights.

### KITCHEN 8'6" x 7'6" (2.6m x 2.3m)

Appointed with a gloss white fronted range of base and wall cupboards complimented by work surface areas incorporating a black 1 1/2 bowl sink unit with mixer tap, Bosch induction four ring hob with angled extractor hood above and splashback, double oven/grill, integrated microwave, integrated fridge freezer, cutlery and pan drawers, integrated washing machine, integrated dishwasher, wine rack, upvc double glazed window, tiled flooring, concealed gas central heating boiler and part glazed external door to the rear garden.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

With gallery over stairwell, radiator, ceiling hatch to roof space, mains wired smoke alarm and six panel doors off to all rooms.

### BEDROOM ONE 11'9" max x 9'10" max (3.6m max x 3m max)

Upvc double glazed window, four door built-in wardrobe, radiator and airing cupboard housing the hot water cylinder.

### BEDROOM TWO 14'5" x 8'10" (4.4m x 2.7m)

A good sized double bedroom with upvc double glazed windows to front and rear and two radiators.

### BEDROOM THREE 10'2" x 8'2" (3.1m x 2.5m)

Another double bedroom with upvc double glazed window to rear, radiator and built-in wardrobe.

## BATHROOM

Appointed with a white suite of low flush w.c, wash basin with waterfall style mixer tap set within vanity unit, bath with mains thermostatic shower, Drench style shower head and splash screen, chrome heated towel rail, part tiled walls, tiled flooring, extractor fan and upvc double glazed window.

## OUTSIDE

The property has the benefit of three designated parking bays together with an enclosed sunny aspect rear garden which features an Indian stone paved patio for outdoor entertaining, lawn and timber fencing.

## PLEASE NOTE

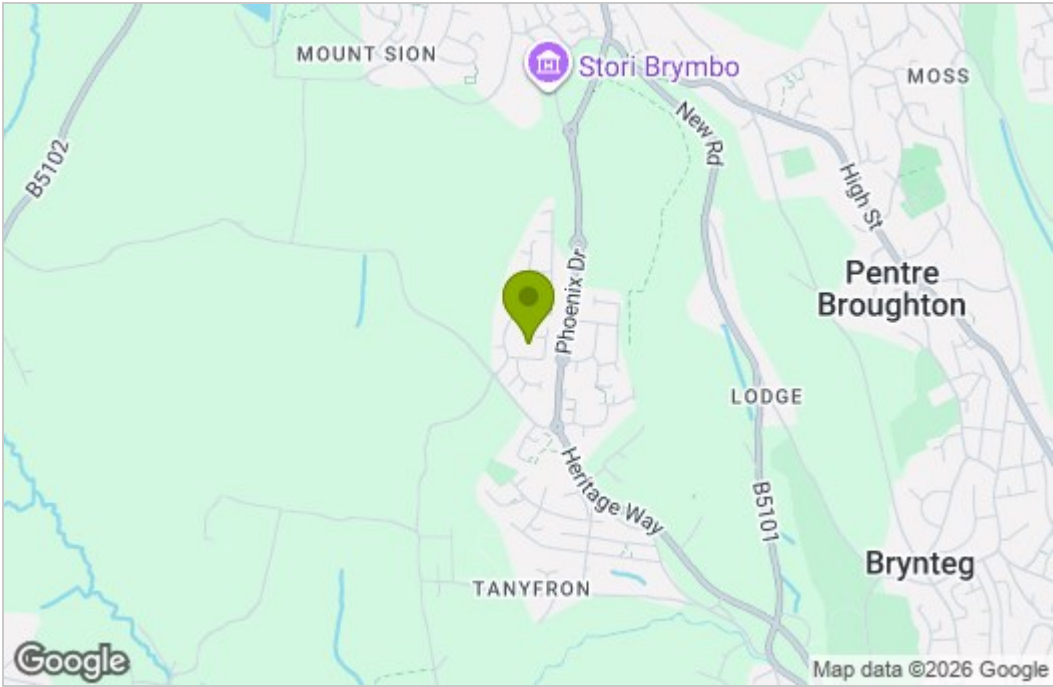
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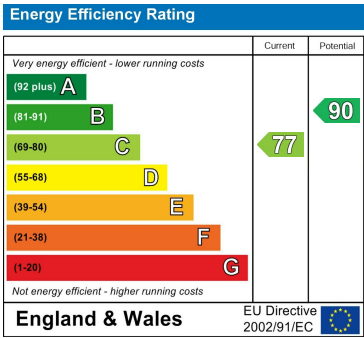




### Area Map



### Energy Efficiency Graph



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