



7

Wrexham | LL11 5FB

£200,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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"VIEWING HIGHLY RECOMMENDED"

NO ONWARD CHAIN

Located in the charming village of Brymbo, Wrexham, this delightful Three Storey Three bedroom townhouse offers a perfect blend of comfort and convenience. The property boasts a well-designed layout, featuring a spacious reception room that serves as an inviting space for relaxation and entertainment.

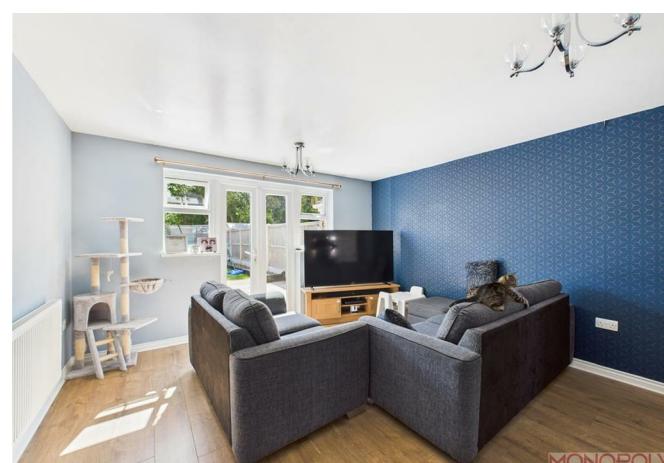
With three generously sized bedrooms, this home is ideal for families or those seeking extra space for guests or a home office. The two bathrooms provide ample facilities, ensuring that morning routines run smoothly for everyone.

The standout features of this property are the Second floor Bedroom En suite with dressing room and the off-road parking, accommodating up to three vehicles, which is a rare find in many townhouses. This added convenience allows for easy access and peace of mind.

The gas central heating ensures a warm and cosy atmosphere throughout the colder months, making it a comfortable retreat all year round. Additionally, the good-sized garden to the rear offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air.

In summary, this townhouse in Ingot Close presents an excellent opportunity for those looking to settle in a friendly village environment while enjoying modern amenities and ample space. Don't miss the chance to make this lovely property your new home.

- THREE STOREY THREE BEDROOM
- TOWNHOUSE
- GREAT LOCATION
- OFF ROAD PARKING FOR THREE VEHICLES
- GAS CENTRAL HEATING
- DRESSING AREA AND EN SUITE BATHROOM
- GOOD SIZED GARDEN TO THE REAR WITH VIEWS OVER WREXHAM
- NO ONWARD CHAIN



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a composite double glazed and frosted door leading into the entrance hallway.

## ENTRANCE HALLWAY

With laminate flooring, staircase rising off to the first floor accommodation, radiator, doors to kitchen and lounge.

## DOWNSTAIRS CLOAKROOM

Useful cloakroom comprising of a dual flush low level w.c., pedestal wash hand basin, single panel radiator, extractor fan.

## KITCHEN/DINER

Beautifully presented kitchen comprising of a good range of wall and base cupboards with complementary worktop surfaces incorporating built in four ring electric hob, oven/grill with splashback tiling and extractor hood above, one and half bowl stainless steel sink unit with drainer and mixer tap, space for fridge/freezer, plumbing for washing machine, UPVC Double glazed window to the front.

## LOUNGE

A light reception room with UPVC Double glazed French style doors opening to the rear garden, laminate flooring, radiator.

## FIRST FLOOR LANDING AREA

With airing cupboard, doors off to bedrooms and bathroom, door to inner hallway.

## BEDROOM TWO

With UPVC Double glazed window to the rear with radiator beneath, carpeted flooring.

## BEDROOM THREE

With UPVC Double glazed window to the front, with radiator beneath, carpeted flooring

## FAMILY BATHROOM

Comprising of a panel enclosed bath with shower over, pedestal wash hand basin, low level w.c., radiator, extractor fan.

## INNER HALLWAY ON FIRST FLOOR

With UPVC Double glazed window to the front with radiator beneath and staircase rising off to the first floor accommodation.

## SECOND FLOOR

### MAIN BEDROOM

Beautifully presented and spacious double bedroom, radiator, UPVC Double glazed window to the rear with radiator beneath, leading to dressing area with fitted wardrobes and loft access which is partially boarded with light and pull down ladder, door to the En-suite bathroom.

### EN SUITE BATHROOM

Spacious En Suite with panel enclosed bath, low level w.c. shower cubicle, pedestal wash hand basin, UPVC Double glazed and frosted window to the front, radiator, extractor fan.

### OUTSIDE TO THE FRONT

Driveway to the front with off road parking, paved pathway leading to the front door. There are also two designated parking spaces to the car park to the left hand side of the properties, which there is a £17.00 a quarter charge.

### OUTSIDE TO THE REAR

Good sized garden to the rear with paved patio/sitting area

## IMPORTANT INFORMATION

### 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 details must therefore be taken as a guide only.

#### **MORTGAGES**

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage

#### **ADDITIONAL INFORMATION**

Please see Material information for buyers in Web Link.

There is a charge of £17.00 a quarter for two designated parking spaces and service charge of Approximately £130.00 a year.



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Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs		92
(B2 plus) A		
(B1-81) B		
(B9-86) C		
(S5-44) D		
(S9-34) E		
(Z1-16) F		
(H1-0) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(B2 plus) A		
(B1-91) B		
(B9-86) C		
(S5-44) D		
(S9-34) E		
(Z1-16) F		
(H1-0) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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