



91 Lamberton Drive

Brymbo, Wrexham, LL11 5FN

£119,950



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Entrance Hallway

Spacious entrance hall with storage cupboard and doors leading to Lounge, bathroom and both bedrooms. Speak and enter system.

Lounge

14'0" x 13'11" (4.28m x 4.26m)

Double glazed French doors to front with Juliet balcony, double doors leading to kitchen, radiator and newly fitted carpets.

Kitchen

8'11" x 8'3" (2.73m x 2.54m)

Fitted with a range of base and wall units with work surface areas incorporating a single drainer sink unit with mixer tap, four ring gas hob with oven/grill below and extractor hood above, concealed modern Glowworm gas combination boiler, plumbing for washing machine and space for fridge freezer.

Bedroom One

8'0" x 11'8" (2.45m x 3.57m)

Double glazed French doors to front with Juliet balcony, double fitted wardrobes. Panel radiator. Carpeted flooring.

Bedroom Two

7'6" x 8'4" (2.29m x 2.56m)

Carpeted flooring. Ceiling light point. Double glazed window to front elevation.

Bathroom

8'8" x 5'1" (2.66m x 1.57m)

Appointed with a white suite of twin grip panelled bath, close coupled w.c, pedestal wash basin with chrome mixer tap, part tiled walls and shaver socket.

Outside

The property has the benefit of two allocated parking bays together with communal gardens and covered bike store.

Additional Information

999 year lease from 2007. Ground Rent £50.00 half yearly. Service Charge £219.09 quarterly. There is a £138.00 per annum charge for landscaping. Vacant Possession on Completion. NO CHAIN.

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Tel: 01978 353000

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Services.

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

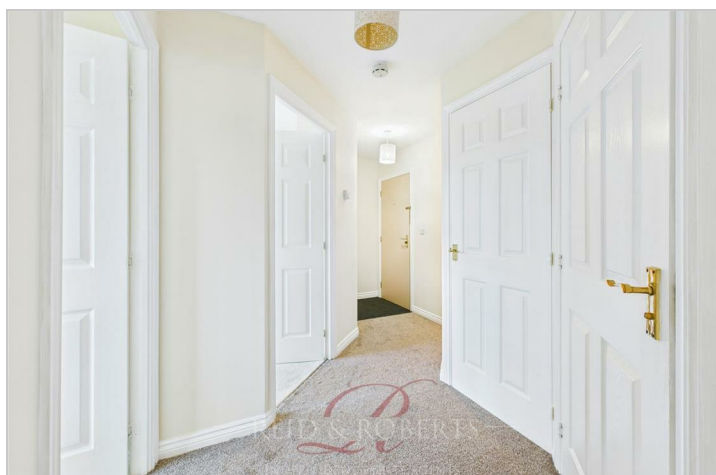
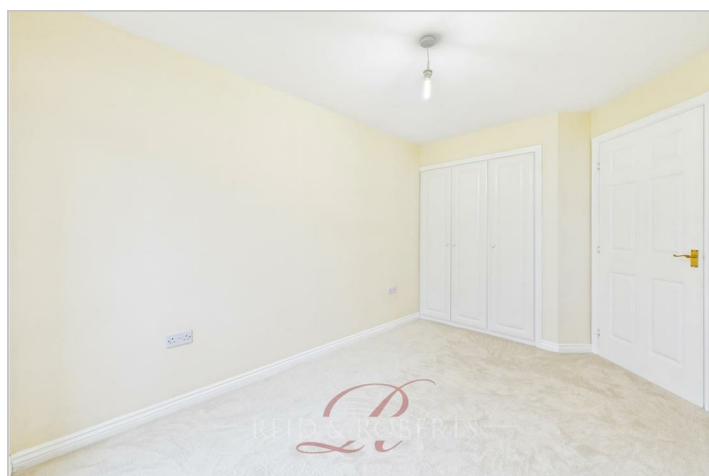
Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



Road Map



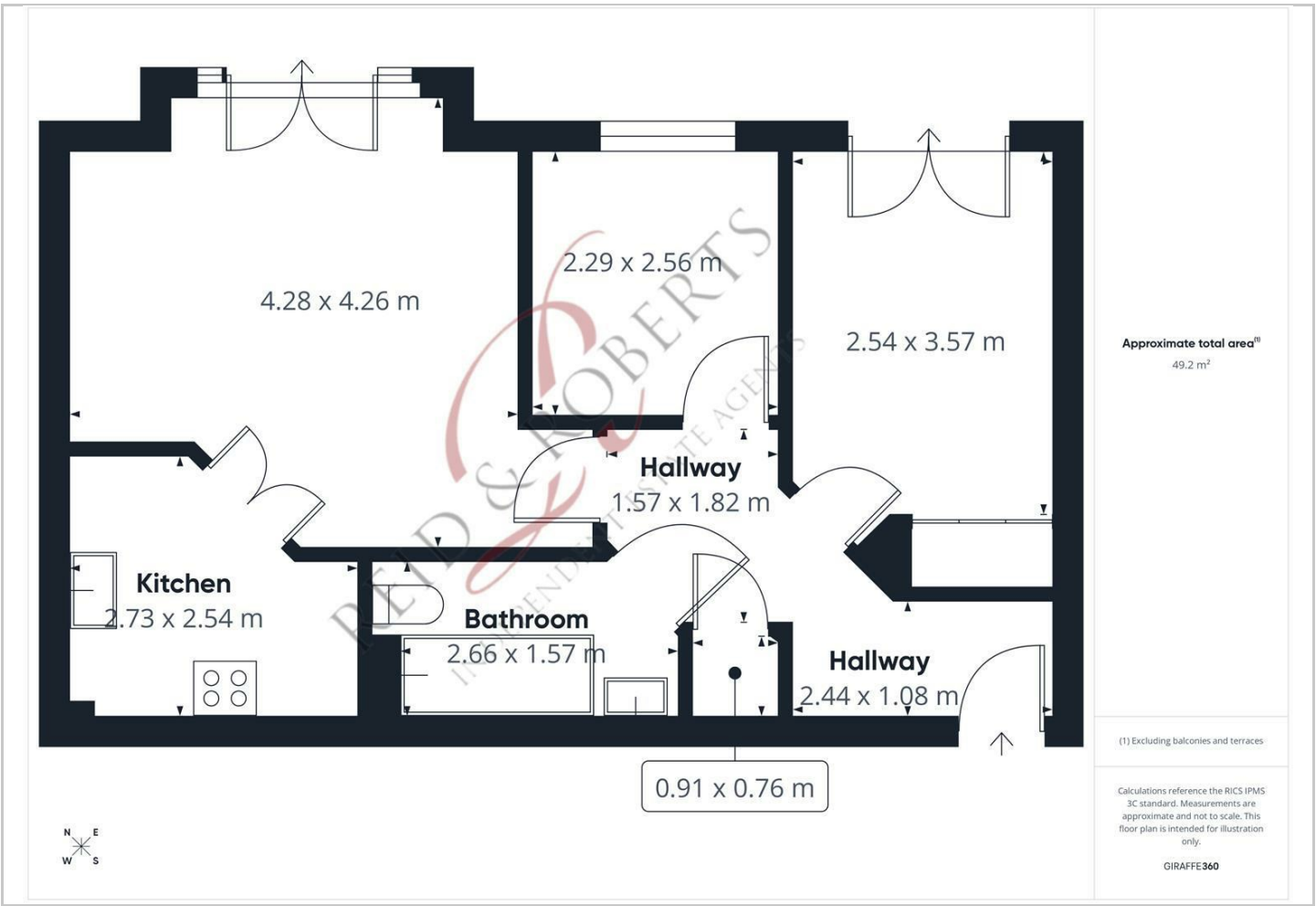
Hybrid Map



Terrain Map



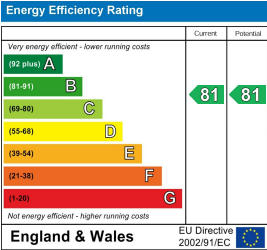
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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