

BOWEN

PROPERTY SINCE 1862



Asking Price £290,000

4 Bedrooms 2 Bathrooms

1 Steam Close, Brymbo,
Wrexham LL11 5EE

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General Remarks

Presented to an extremely high standard throughout, this four bedroom detached house has been modernised by the current owners and an early viewing comes highly recommended. Occupying an elevated position, the property is not overlooked to the rear so the main garden enjoys a good degree of privacy, which is another major selling point. The neutrally decorated living accommodation briefly comprises an entrance hallway; downstairs w.c.; living room; dual aspect kitchen/diner; landing; main bedroom with remodelled en-suite; three further bedrooms and a family bathroom with a white suite.



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1 King Street Wrexham LL11 1HF

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Location: Brymbo affords a range of local amenities including a General Store, Primary School, Pharmacy, choice of Pubs and the Enterprise Centre which includes a Cafe, Post Office, Day Nursery, Gym and other sports facilities. Wrexham, four miles and Chester, fourteen miles, are easily accessible.

Accommodation

On The Ground Floor:

Entrance Hallway: Double glazed door to the front elevation. PVCu double glazed window to the side elevation. Radiator. Wood-effect flooring.

Downstairs Cloakroom: 4' 9" x 4' 4" (1.44m x 1.31m) PVCu double glazed window to the rear elevation. Two piece white suite comprising a pedestal wash hand basin and low level w.c. Radiator. Wall tiling. Down-lighters.

Living Room: 17' 1" x 11' 4" (5.21m x 3.45m) PVCu double glazed window to the front elevation. Two radiators.

Kitchen/Diner: 17' 10" x 17' 0" (5.43m x 5.19m) maximum. PVCu double glazed French doors to the rear elevation. Double glazed door to the side elevation. PVCu double glazed windows to the rear and side elevations. Cream wall and base units with wood-effect work tops. Stainless steel sink and drainer unit with mixer tap. Integral gas hob. Integral double electric oven. Cooker hood. Wall tiling. Integral washing machine and dishwasher. Integral fridge and freezer.

Wood-effect flooring. Down-lighters. Two radiators. Understairs storage cupboard and a cupboard housing a "Worcester" combination boiler.

On The First Floor:

Landing: PVCu double glazed window to the side elevation. Attic hatch.

Bedroom 1: 13' 0" x 11' 5" (3.95m x 3.49m) PVCu double glazed window to the front elevation. Radiator.

En-Suite Shower Room: 7' 11" x 3' 9" (2.42m x 1.15m) PVCu double glazed window to the side elevation. White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Fully tiled walls. Heated towel rail. Tiled floor. Down-lighters.

Bedroom 2: 12' 1" x 8' 4" (3.68m x 2.55m) PVCu double glazed window to the rear elevation. Radiator.

Bedroom 3: 9' 11" x 7' 7" (3.03m x 2.32m) plus alcove. PVCu double glazed windows to the front and rear elevations. Radiator. Storage cupboard.

Bedroom 4: 9' 3" x 8' 7" (2.82m x 2.62m) maximum. PVCu double glazed window to the rear elevation. Radiator.

Bathroom: 6' 9" x 5' 9" (2.07m x 1.75m) PVCu double glazed window to the side elevation. White three piece suite comprising a panelled bath, pedestal wash hand basin and low level w.c. Radiator. Wall tiling. Down-lighters.









Outside: Externally there is a lawned garden to the front elevation together with a driveway to the side providing a generous amount of Off-Road Parking leading up to the Detached Single Garage. The rear garden, which enjoys a good degree of privacy, combines a large Decked Entertaining Space leading off the Dining Room with a further lawned section to the side and rear.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "E".

Directions: For satellite navigation purposes use the post code LL11 5EE. Leave Wrexham on the A525 Ruthin Road. After passing over the A483 town by pass take the second turning right onto Heritage Way signposted Brymbo. Continue for approximately one mile until passing Brymbo Sports and Social Club on the right and then continue to the roundabout at which take the second exit onto Phoenix Drive. Continue over the next two mini-roundabouts and at the third mini-roundabout take the second exit. Take the first left into Mount Hill and then the first right. The property will then be observed on the left-hand side of the entrance into Steam Close.

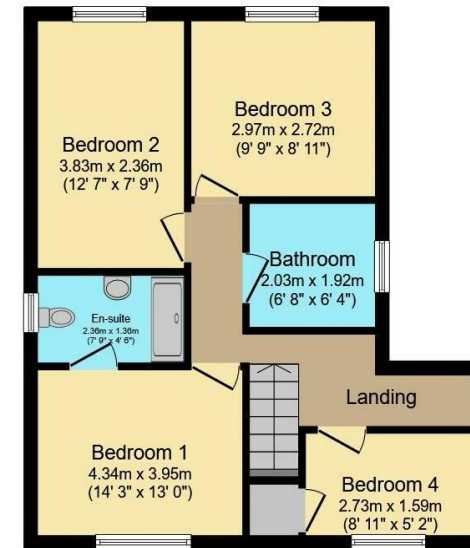
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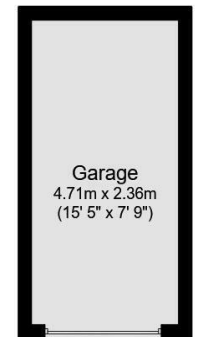
Ground Floor

Floor area 57.6 sq.m. (620 sq.ft.) approx



First Floor

Floor area 47.2 sq.m. (508 sq.ft.) approx



Garage

Floor area 11.1 sq.m.
(120 sq.ft.) approx

Total floor area 115.9 sq.m. (1,248 sq.ft.) approx

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