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Brymbo | Wrexham | LL11 5FD

£295,000

MONOPOLY[®]

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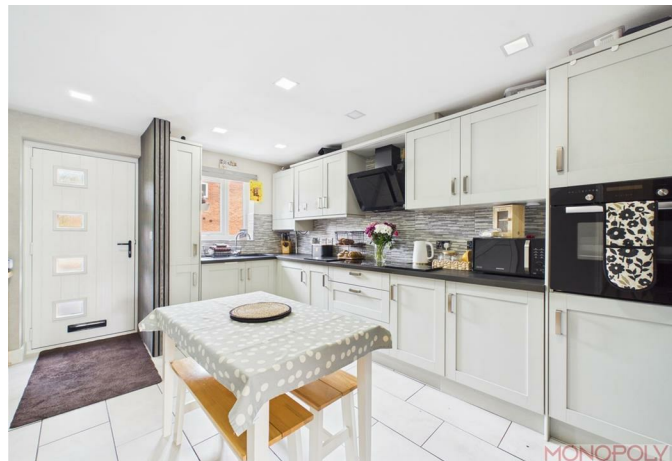
Brymbo | Wrexham | LLI | 5FD

IMMACULATE THREE BEDROOM PREMIUM LIFESTYLE HOME WITH STUNNING GARDEN ROOM & FIVE PARKING SPACES

Situated within a quiet cul-de-sac in Brymbo, this beautifully upgraded three bedroom, three storey end-terraced home offers stylish, lifestyle-led accommodation and stands out within the development. In brief, the ground floor comprises an impressive open plan kitchen/dining room and a spacious living area with bi-fold doors opening onto the rear garden, along with a downstairs WC. To the first floor are two bedrooms and a modern family bathroom, while the second floor hosts an excellent principal suite enjoying elevated views, a dressing area with fitted wardrobes and a four-piece en-suite. Externally, the property benefits from a total of five parking spaces with a driveway and additional allocated parking spaces, a rare feature for this style of home, along with a useful side storage room with power. The rear garden is a standout feature, enjoying a high degree of privacy and not being directly overlooked. It has been thoughtfully landscaped with real Welsh slate, patio seating areas and established planting, along with an impressive cedar-clad garden room with bi-fold doors, ideal for entertaining, home working or leisure use. The property has been further enhanced with a range of high-quality upgrades including oak internal doors and skirting, recently installed windows and doors, refitted bathrooms, Hive smart heating system with a modern, regularly serviced gas combination boiler.

Bloom Avenue forms part of a popular modern development within Brymbo, offering a range of local amenities close by. Wrexham City Centre is just a short drive away, while the A483 provides excellent transport links to Chester, Oswestry and the wider North West. NO ONWARD CHAIN!

- THREE BEDROOM, THREE STOREY PREMIUM FAMILY HOME WITH NO ONWARD CHAIN
- PARKING FOR FIVE VEHICLES INCLUDING DRIVEWAY AND ALLOCATED SPACES
- CEDAR-CLAD, PREMIUM FINISH AND VERSATILE GARDEN ROOM
- LANDSCAPED GARDEN WITH REAL WELSH SLATE - NOT OVERLOOKED
- SPACIOUS LIVING ROOM WITH BI-FOLD DOORS
- TWO BATHROOMS PLUS ADDITIONAL DOWNSTAIRS WC
- PRINCIPAL BEDROOM WITH DRESSING AREA AND EN-SUITE
- MODERN OPEN PLAN KITCHEN/DINING AREA
- NEW WINDOWS AND DOORS INSTALLED LAST YEAR
- HIVE SMART HEATING SYSTEM AND MODERN REGULARLY SERVICED BOILER



Premium Features

The property has been significantly upgraded by the current owners to create a high-quality, lifestyle-focused home. Improvements include a reconfigured open-plan layout, oak internal doors and skirting throughout, and recently installed windows and doors, enhancing both the finish and energy efficiency. The bathrooms have been refurbished within the last two years, while the home also benefits from a Hive smart heating system with a modern, regularly serviced gas combination boiler. A standout feature is the high-spec cedar-clad garden room with bi-fold doors, offering a versatile space ideal for entertaining, home working, gym or bar area, alongside a useful external storage room with power. Externally, the rear garden has been professionally landscaped using real Welsh slate, with multiple seating areas and an excellent degree of privacy, not being directly overlooked. The front has been adapted to provide additional parking, bringing the total to five off-road spaces - a rare feature for this style of home.

Entrance

Composite door leads into the reconfigured open plan kitchen/dining area

Kitchen/Dining Room

Modern open plan kitchen/dining area housing a range of wall, drawer and base units with complimentary work surfaces over, incorporating a composite sink unit with mixer tap. Integrated appliances include fridge, freezer, eye-level electric oven, induction hob with modern tilted extractor above. Space for dishwasher, additional fridge freezer and dining table. Finished with tiled flooring, recessed LED lighting, stairs to first floor with useful 'push to open' storage, door into downstairs WC and opening into living room.

Living Room

Triple bi-fold doors onto the patio area creating an indoor/outdoor feel. Engineered oak flooring, electric fireplace with surround, two ceiling light points and panelled radiator.

Downstairs WC

Two piece suite comprising low-level WC and pedestal wash hand basin. Tiled floor, radiator, extractor and ceiling light point.

Landing Area

UPVC double glazed window to the side elevation. Cupboard housing hot water cylinder, radiator, carpet flooring and ceiling light point. Door to further landing area with stairs to second floor finished with uPVC double glazed window to front, radiator, carpet flooring and ceiling light point.

Bedroom Two

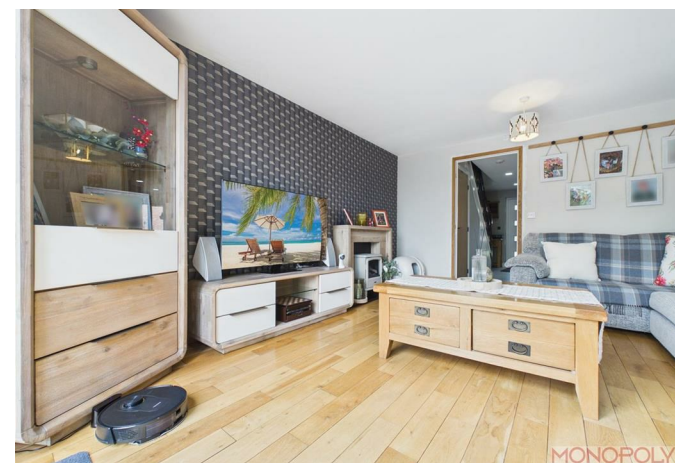
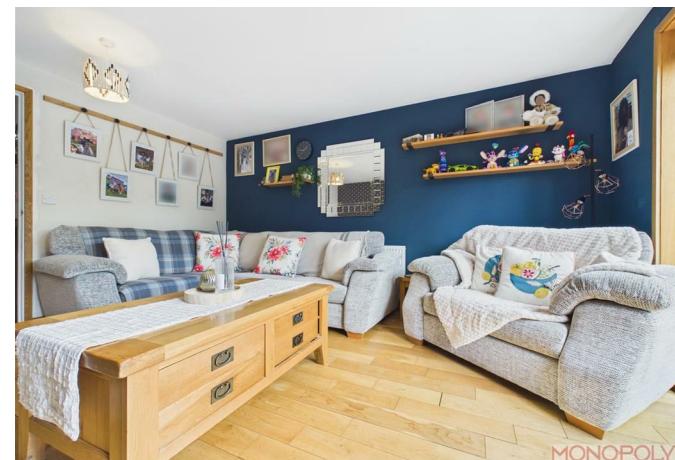
UPVC double glazed window to the rear with views. Wooden laminate flooring, ceiling light point and panelled radiator.

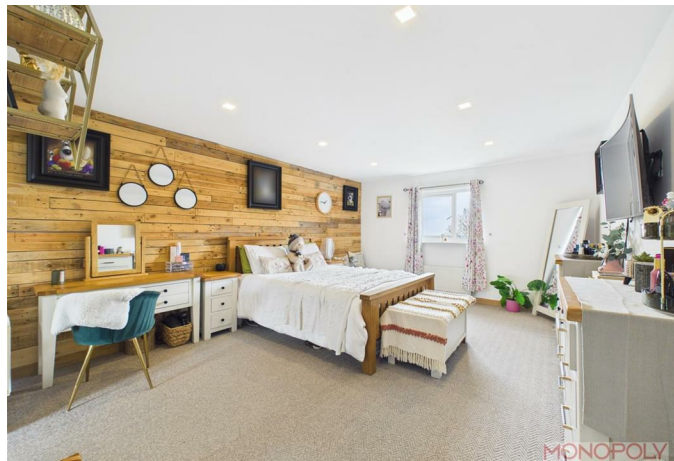
Bedroom Three

UPVC double glazed window to the front elevation. Wooden laminate flooring, ceiling light point and panelled radiator.

Family Bathroom

Beautifully upgraded contemporary bathroom featuring a sleek three-piece suite comprising a low-level WC with concealed cistern, a stylish vanity wash hand basin with integrated storage, and a panelled bath with dual-head rainfall shower and glass screen. Finished with high-quality composite wall panels incorporating recessed display shelving, complemented by modern tiled flooring, a heated towel rail, extractor fan and ceiling lighting, creating a luxurious and low-maintenance space.





Principal Bedroom

Second floor spacious principal suite with uPVC double glazed window to the rear elevation with views. Oak panelled walls decor, carpeted flooring, recessed LED lighting, panelled radiator opening into dressing area.

Dressing Area

A thoughtfully designed and highly functional dressing space fitted with a range of bespoke built-in wardrobes, offering ample hanging rails, shelving and drawer storage. The area also benefits from space and plumbing for a washing machine, adding practicality without compromising on style. Finished with carpeted flooring and recessed LED lighting, with access to a boarded loft via a pull-down ladder, providing excellent additional storage. A door leads through to the en-suite.

En-suite Bathroom

A stunning and contemporary four-piece en-suite finished to a high standard, comprising a low-level WC, sleek vanity wash hand basin with storage beneath, panelled bath with detachable shower attachment, and a walk-in double shower enclosure with dual-head mains shower. The space is complemented by stylish tiled flooring, a heated towel rail, recessed LED lighting, extractor fan and a uPVC double glazed window to the front elevation, creating a luxurious and well-appointed bathroom. Space for washing machine and tumble dryer in right hand cupboard as you enter the ensuite.

Garden Room

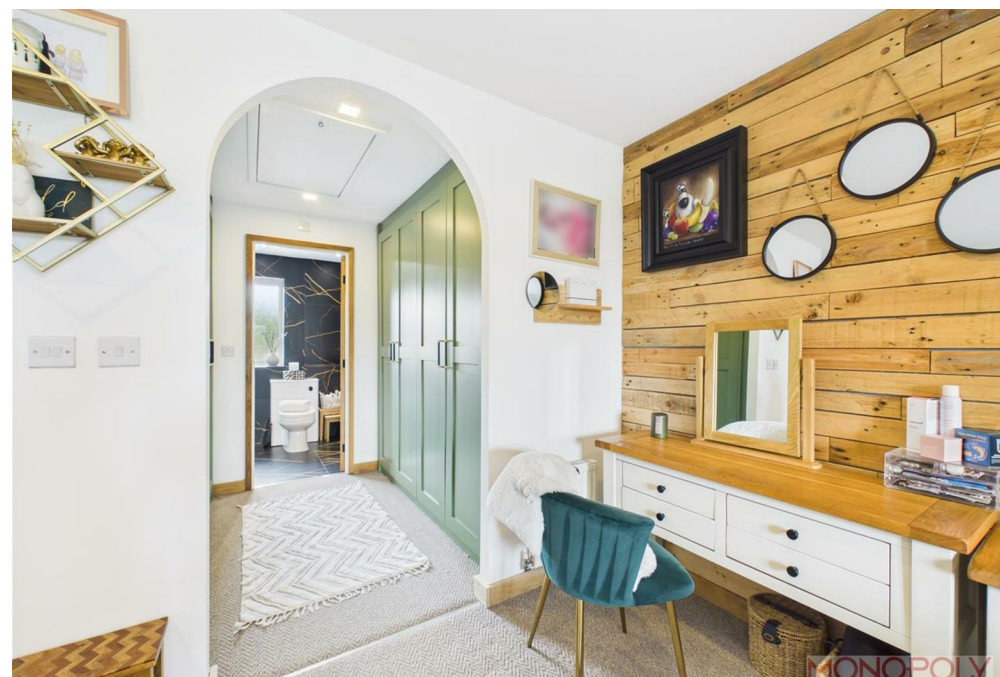
A stunning detached garden room, beautifully crafted with contemporary cedar cladding and high-quality oak finishes, creating a seamless extension of the home. Designed with versatility in mind, this exceptional space features full-width bi-fold doors opening onto the garden, making it ideal for entertaining, home working, a gym, bar or relaxing retreat. Internally, the room is finished with stylish wood-effect flooring, complemented by oak detailing and a contemporary wall-mounted electric fire providing a striking focal point. Recessed LED lighting enhances the space throughout, while USB power sockets and external downlighting add further practicality and ambience, allowing for comfortable year-round use.

Garden Store

Useful addition to the side of the property, timber construction with a rubber roof comprising of fitted shelving, space for additional white goods, power sockets and access to lighting. Additional garden shed built onto the front.

Parking

There is parking provision for five vehicles, with a driveway and additional allocated parking spaces, a rare feature for this style of home. One of the allocated spaces currently houses a 14ft container for useful additional storage which can be negotiated as part of the sale or removed.



Outside

Externally, to the front of the property there is a driveway providing off-road parking for two vehicles, forming part of the five parking spaces available in total, with the other three allocated spaces being located to the side rear area. Double timber gates open to the rear, where the garden has been thoughtfully landscaped to create a high-quality, low-maintenance outdoor space. A striking Welsh slate patio and pathway provide an ideal setting for outdoor dining and entertaining, complemented by a neatly maintained artificial lawn. The rear garden enjoys an excellent degree of privacy, not being directly overlooked, creating a more secluded and tranquil setting. Decorative stone borders are enhanced by a range of established shrubs, trees and planting, adding texture and seasonal colour. The garden further benefits from external lighting, an outside tap and secure fencing to the boundaries, offering both privacy and practicality.

Additional Information

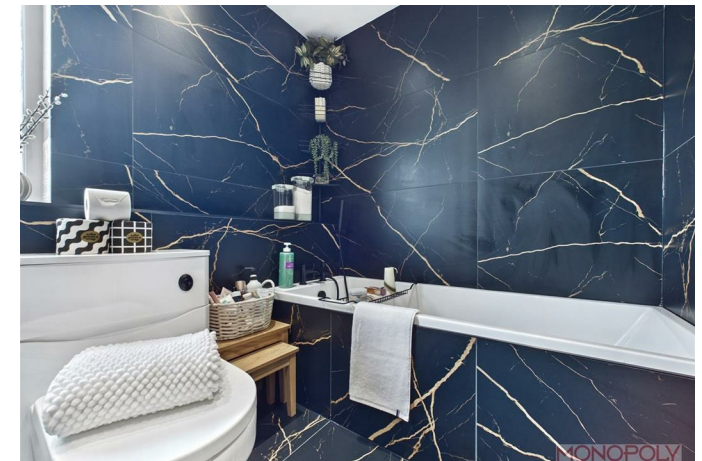
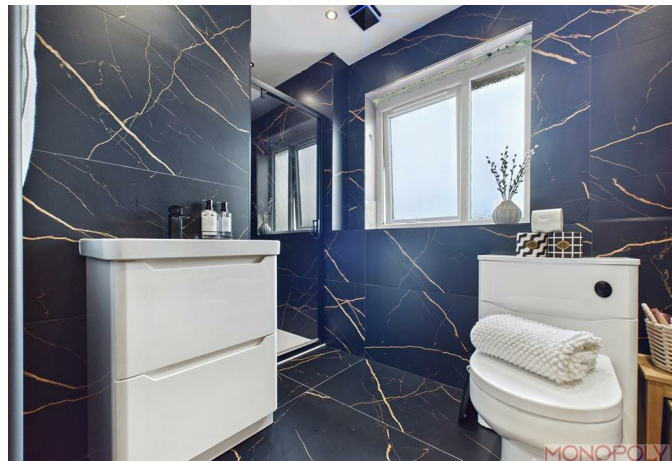
The property is leasehold with a 999-year lease commencing from 1st January 2006, with approximately 979 years remaining. Further details relating to ground rent, service charges and management arrangements should be confirmed via the agent. Loft is fully boarded and has a light installed, loft ladder.

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.



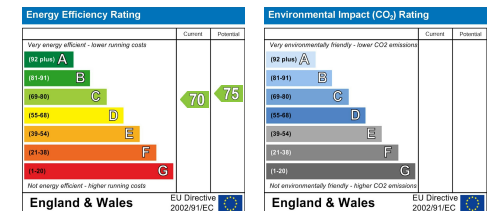


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