



## 83 Lamberton Drive

Brymbo, Wrexham, LL11 5FN

Offers In The Region Of £120,000



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### Entrance Hallway

Wood laminate flooring, double panel radiator, intercom entry system, wall mounted thermostat, ceiling light points and smoke alarm. Built-in storage cupboard with hanging rails, shelving and electric meter.

### Lounge

14'0" x 13'10" (4.28 x 4.24m )

Spacious reception room with two double panel radiators, television and power points, two ceiling light points and uPVC double glazed window with fitted Venetian blinds. Double doors lead into the kitchen.

### Kitchen

8'11" x 8'4" (2.74 x 2.56m)

Fitted with a range of wall, base and drawer units with wood-effect worktops, tiled flooring, integrated gas oven with hob and extractor over, space and plumbing for washing machine, space for freestanding fridge freezer, inset sink with drainer and mixer tap, recessed spotlighting and extractor fan.

### Bathroom

8'2" x 5'1" (2.49 x 1.56m)

Modern suite comprising panelled bath with mains shower and handheld attachment over, low level WC, wash hand basin, shaving point, extractor fan, recessed spotlighting, tiled flooring and part tiled walls.

### Bedroom One

8'3" x 11'8" (2.53 x 3.56m)

Good sized double bedroom with fitted wardrobes incorporating hanging rails and shelving, double

panel radiator, central ceiling light point and double glazed window to side elevation.

### Bedroom Two

7'5" x 8'4" (2.28 x 2.55m)

Second bedroom with double glazed window to side elevation, double panel radiator and ceiling light point.

### 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. 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.

### 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.



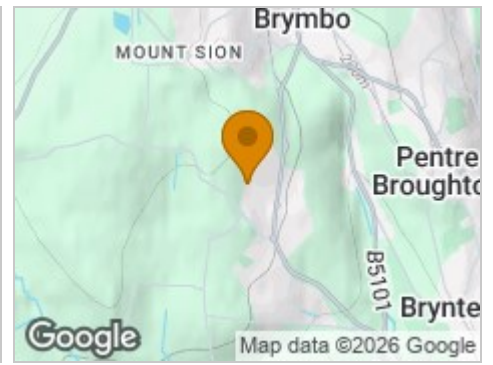
## Road Map



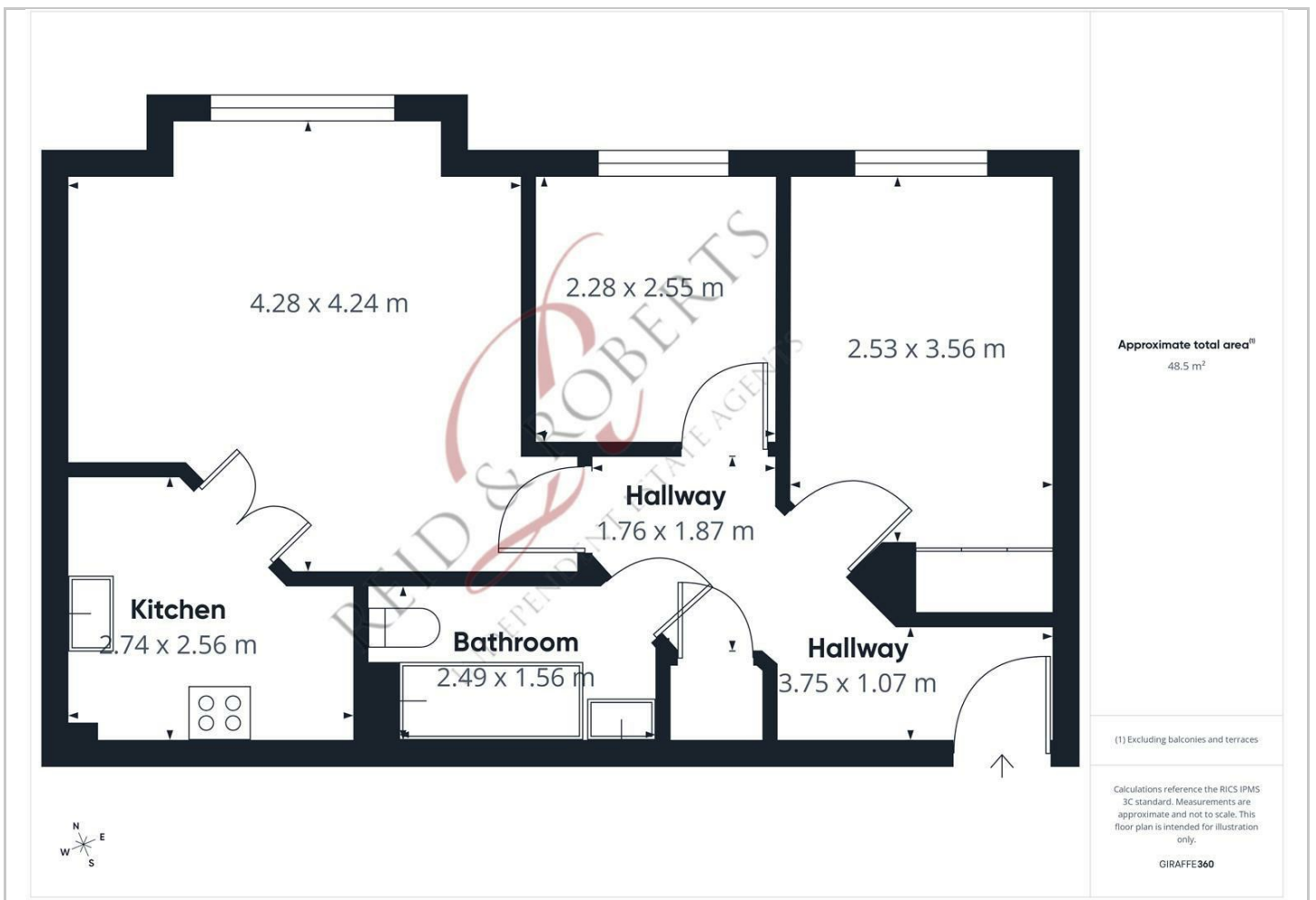
## Hybrid Map



## Terrain Map



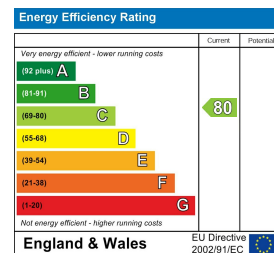
## Floor Plan



## 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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