

Town & Country

Estate & Letting Agents

Coleman Road, Brymbo, Wrexham

£189,950



A well-presented three-bedroom semi-detached home in a small cul-de-sac. The property includes an entrance hall, cloakroom WC, modern kitchen, and a spacious living room with French doors to a low-maintenance rear garden. Upstairs are three bedrooms and a family bathroom. Externally, there is a front gravel and shrub garden, driveway parking, and an enclosed rear garden with patio, pebble area, and timber shed.

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DESCRIPTION

A well-presented three-bedroom semi-detached home situated in a small cul-de-sac location. The property features an entrance hall, cloakroom WC, modern fitted kitchen, and a spacious living room with French doors opening onto a low-maintenance rear garden. The first floor offers three bedrooms and a contemporary family bathroom. Externally, the property benefits from a front shrub and gravel garden, driveway providing off-road parking, and gated access to the enclosed rear garden with patio, pebble area, and timber shed.



LOCATION

Brymbo is a popular village situated on the outskirts of Wrexham, offering a mix of modern residential developments and traditional character. The area provides a range of everyday amenities including local shops, schools and leisure facilities, while Wrexham town centre is only a short drive away. Surrounded by beautiful North Wales countryside, Brymbo benefits from excellent road links to the A483, giving convenient access to Chester, Shropshire and the wider region. Its combination of village atmosphere and strong transport connections makes it an attractive place to live for families and commuters alike.

ENTRANCE HALL

The property is entered through a woodgrain-effect composite opaque double-glazed front door opening into

the entrance hall. The hall features ceramic tiled flooring, a radiator, and stairs rising to the first-floor accommodation. Doors lead to the cloakroom WC, kitchen, and living room.



CLOAKROOM WC

5'9 x 3

Fitted with ceramic tiled flooring, a radiator, and an opaque window to the front elevation. The suite comprises a dual flush low-level WC and pedestal wash hand basin with tiled splashback.



KITCHEN

9'10 x 6'9

The kitchen continues the ceramic tiled flooring from the entrance hall and includes a radiator and window to the front elevation. It is fitted with a range of gloss white wall, base, and drawer units complemented by stainless steel handles and work surface space. There is a stainless steel single drainer sink unit with mixer tap and tiled splashback. Additional features include space and plumbing for a washing machine, housing for the gas combination boiler, and an integrated

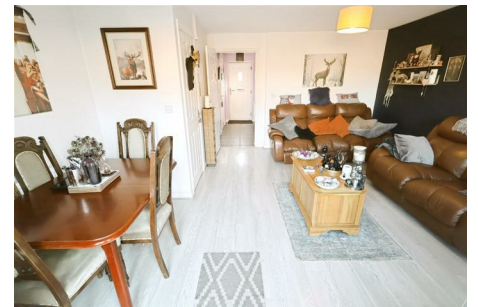
oven with stainless steel hob and extractor fan above.



LIVING ROOM

14'2 x 14'2 (max)

Featuring woodgrain-effect laminate flooring and an understairs storage cupboard. The room benefits from two radiators, a window overlooking the rear elevation, and uPVC double-glazed French doors opening onto the rear garden.



FIRST FLOOR LANDING

With access to the loft and doors leading to all three bedrooms and the bathroom.



BEDROOM ONE

10'10 x 7'6

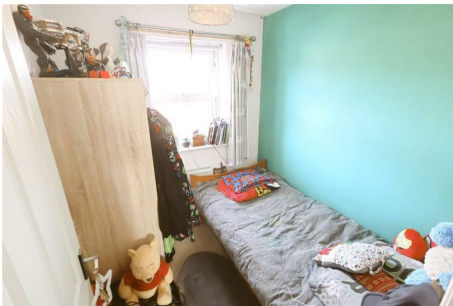
Fitted with a double wardrobe running the length of one wall with sliding doors, one incorporating a mirrored panel. A window overlooks the rear elevation with a radiator beneath.



BEDROOM TWO

9'2 x 7'6

Also featuring fitted wardrobes along one wall with three sliding doors, one with a mirrored panel. A window faces the front elevation with a radiator below.



BEDROOM THREE

7'4 x 6'2

With a window overlooking the rear elevation and radiator below.



BATHROOM

5'10 x 5'8

Installed with a modern white three-piece suite comprising a panelled bath with mixer tap, thermostatic shower and glass shower screen, dual flush low-level WC, and pedestal wash hand basin. The floor is ceramic tiled, walls partially tiled, with a radiator, extractor fan, and opaque window to the front elevation.



EXTERNALLY

Situated within a small cul-de-sac, the property is approached via a paved pathway leading to the front door. The front garden features decorative golden gravel with established shrubs. Above the front door is a canopy with an external light positioned to the right-hand side. A driveway runs along the right-hand side of the property, providing timber gated pedestrian access to the rear garden. The rear garden is designed for low maintenance and includes timber gated side access, a large paved patio area, and a pebble garden beyond. Additional features

include an external light and timber garden shed. The garden is fully enclosed by timber fence panels.

Services

The agents have not tested any of the appliances listed in the particulars.
Leasehold - TBC
Council Tax Band - D (£2193 Per Year)
Service Charge of £145.05 for the year or made in 12 equal payments.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

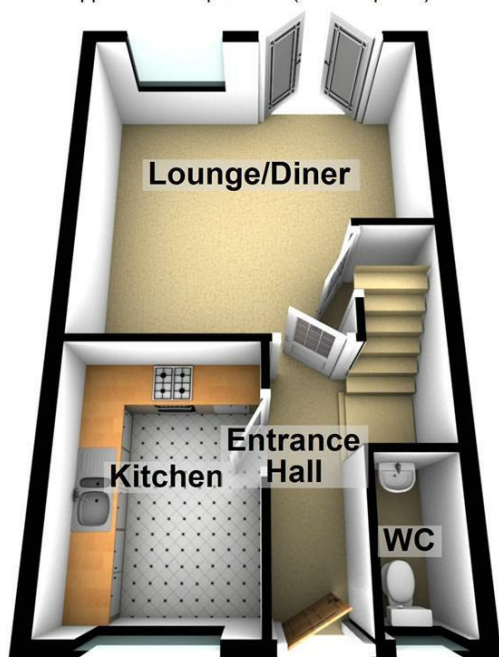
Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

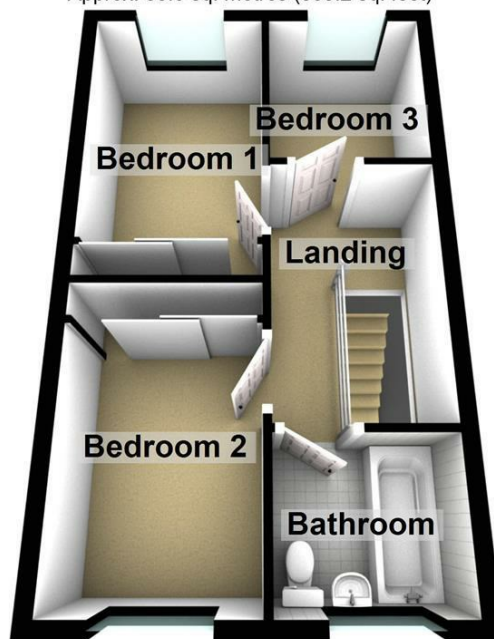
Ground Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	