



St. Johns Mews | Brymbo | LL11 5BU

£220,000

**R**OSE RESIDENTIAL

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Brymbo | LL11 5BU  
£220,000

This beautifully presented three bedroom semi-detached property is located in a sought-after cul-de-sac and offers a perfect blend of style and practicality for modern living. The ground floor comprises a welcoming entrance hall, a bright and spacious lounge, a modern kitchen with integrated appliances and space for dining, and a convenient cloakroom. Upstairs, the property features three bedrooms, including one with an en-suite, and a contemporary family bathroom. Outside, the front garden is lawned with a driveway to the side, while the rear garden offers a generous lawn, decked seating area, paved patio, and well-tended borders, creating an inviting space for relaxation or entertaining. Stylish, practical, and move-in ready, this property truly must be seen!

#### **Hallway**

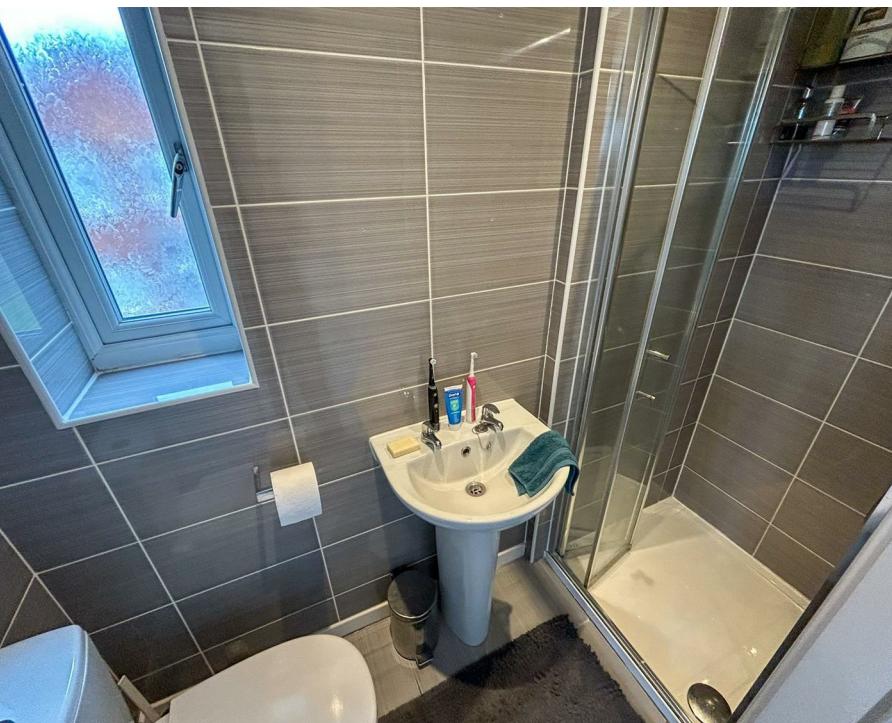
A welcoming Hallway with stairs rising to the first floor, Karndean flooring and doors leading off to the kitchen, lounge, w/c and under stairs storage cupboard.

#### **Kitchen & Dining**

8'4" x 16'6" (2.55m x 5.05m)

The kitchen truly serves as the heart of the home. It is fitted with a wide selection of modern base and wall units, complete with drawers and stylish worktops. Integrated appliances include a washing machine, dishwasher, fridge/freezer, and an electric oven with hob and extractor above. Dual aspect UPVC double glazed windows to the front and side flood the room with natural light, creating a bright and welcoming setting. There is ample space to accommodate a family dining table, while the continuation of Karndean flooring and a radiator complete this attractive and practical space.





## Lounge

15'3" x 9'4" (4.67m x 2.86m )

A light and airy space with continuations of the Karndean flooring, rear facing UPVC double glazed window, radiator, and French doors opening directly onto the garden.

## Downstairs w/c

Fitted with a wash hand basin and low-level W/C, part-tiled walls, radiator, front facing UPVC double glazed window, and continuation of the Karndean flooring

## Stairs and Landing

Carpeted stairs rise from the hallway to the first floor landing where you will find doors leading off to all bedrooms and the bathroom. There is also a loft hatch and storage cupboard.

## Bedroom One

15'3" x 10'2" (4.67m x 3.12m )

A spacious double bedroom with rear facing UPVC double glazed window which enjoys charming views, radiator and fitted carpet. A further internal doors opens into the en-suite shower room.

## En-Suite Shower Room

Fitted a three piece suite comprising a wash hand basin, low level WC and shower enclosure with mains fed shower. The room is fully tiled with a side facing UPVC double glazed window with privacy glass and radiator.

## Bedroom Two

10'7" x 8'2" (3.23m x 2.51m)

Comfortable double bedroom with front facing UPVC double glazed window, radiator and fitted carpet.

## Bedroom Three

6'7" x 7'5" (2.01m x 2.27m )

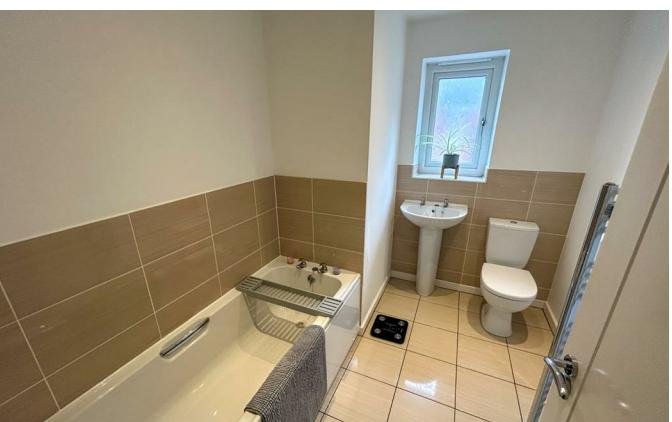
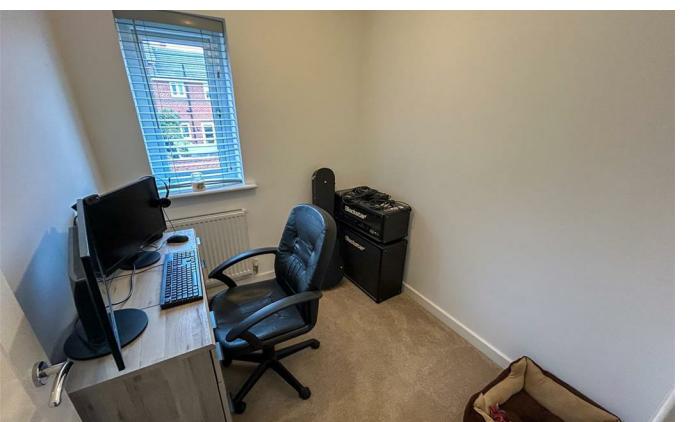
The smallest of the three bedrooms which is currently being utilised as a home office. This room benefits from a front facing UPVC double glazed window, radiator and fitted carpet.

## Family Bathroom

Fitted with a panelled bath, low level WC, and pedestal wash hand basin. Part-tiled walls to splashback height, chrome heated towel rail and a side facing UPVC double glazed window with privacy glass.

## External

The outdoor space has been exceptionally cared for by the current owners. To the front, there is a neatly kept lawn with a driveway to the side providing ample off-road parking. The rear garden is mainly laid to lawn and enhanced by a decked seating area, a paved patio for outdoor dining, and well-tended planted borders, creating an inviting and versatile space to enjoy throughout the seasons



## Service Charge

The property is subject to an estate service charge of approximately £465 per year, covering maintenance of communal areas and shared facilities.

## Disclaimer

The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility for any errors or omissions, and it is subject to change without notice.

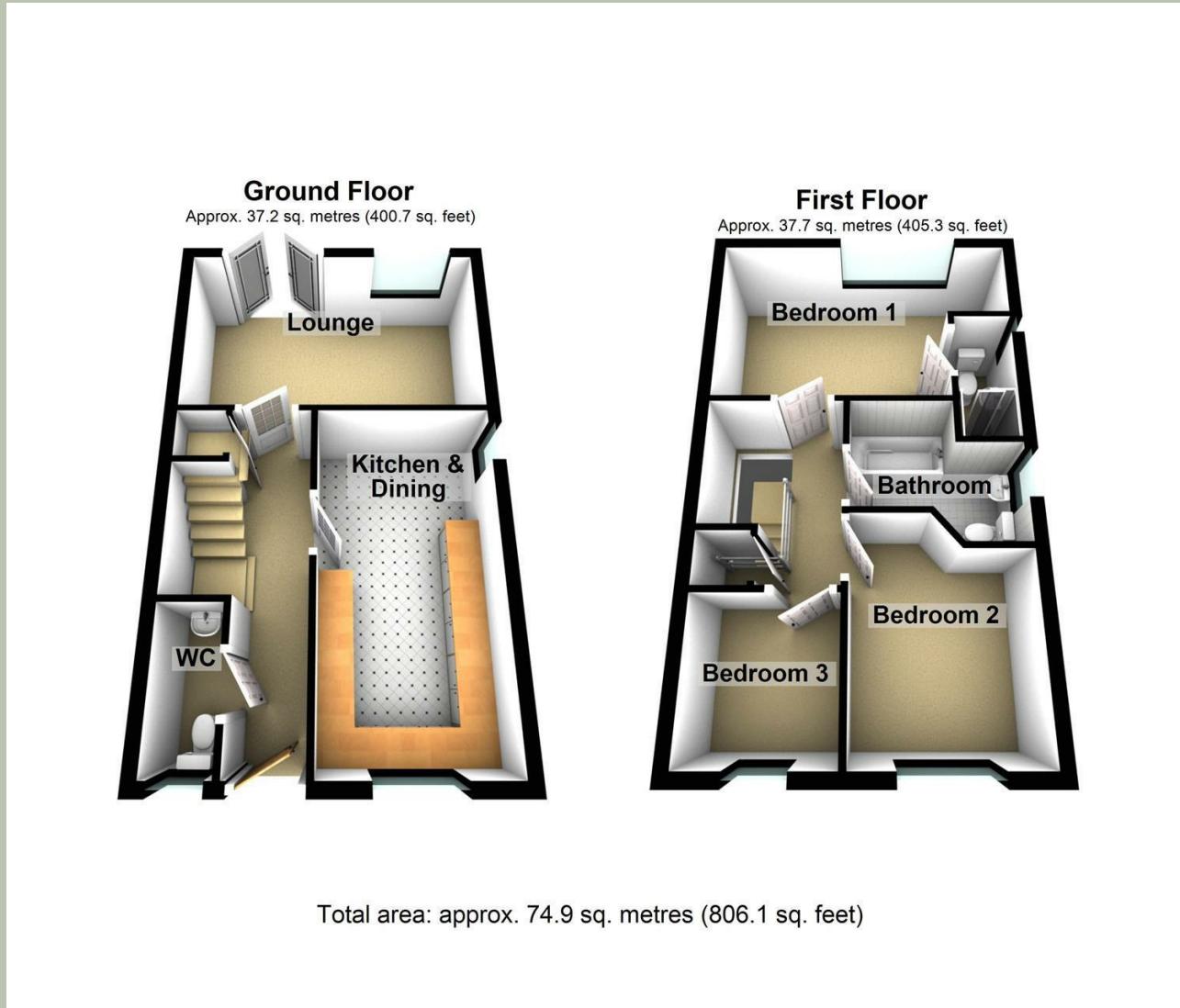
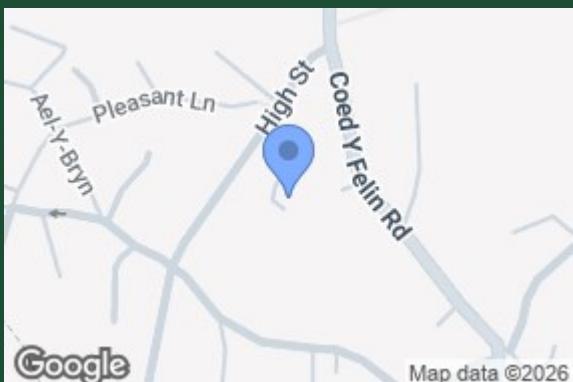
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## Anti Money Laundering (AML) Checks

We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.





Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(35-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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