



17 Sheppard Street, Brymbo, LL11 5FF

O.I.R.O £299,950

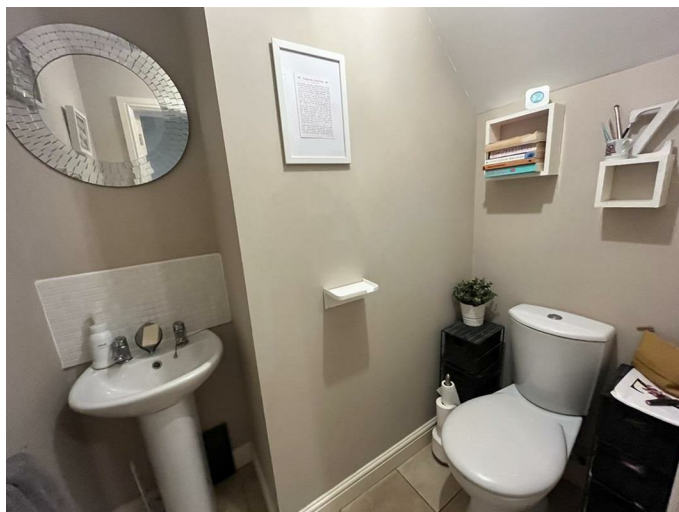
Olivegrove are pleased to present this 4 bedroom detached modern family home in the popular village of Brymbo. The property briefly comprises of a spacious open plan kitchen diner, living room, study and cloakroom to the ground floor with four bedrooms and 3 bathrooms to the first floor. There is also a driveway leading to integral garage and gardens to the front and rear.

Viewing is essential to appreciate all this property has to offer. Call Olivegrove on 01978 750234 to arrange a viewing.

Entrance Hallway

Real wood Oak flooring, radiator, coving, smoke alarm, phone point, UPVC double glazed window to front, door to integral garage.

Cloakroom 5'8" x 4'2" (1.74 x 1.29m)



Pedestal hand wash basin, tiled splash backs, close coupled WC, radiator, tiled flooring and extractor fan.

Study 8'1" x 5'2" (2.47 x 1.60m)



Real wood Oak flooring, coving, radiator, UPVC double glazed window to side.

Lounge 15'1" x 11'1" (4.62 x 3.39)



UPVC double glazed bay window to front, electric fireplace, coving, real wood Oak flooring, 2 radiators. TV, sky and phone points. Double doors open to

Kitchen / Diner 27'0" x 11'1" (max) (8.23 x 3.38m (max))



UPVC French doors to rear garden and windows to the rear elevation, real wood Oak flooring. TV and phone points. Radiator, coving, spot lights, The kitchen is fitted with a range of maple wall, draw and base units, 1 ½ stainless steel sink and drainer. Marble effect laminated work tops above with integrated dish washer, electric oven, gas hob with extractor fan above. Plumbing and space for washing machine. Cupboard housing Glow Worm boiler, 2 radiators one panel upright modern. Mosaic tiled splash black with ceramic tiled flooring. Space for upright fridge freezer.

Stairs / Landing

Carpeted, airing cupboard housing hot water cylinder.

Bedroom 1 14'4" x 11'6" (4.38 x 3.52m)



UPVC double glazed bay window to front, radiator, TV and phone points. 2 Built in wardrobes. Door to en-suite.

En-suite 7'10" x 5'4" (2.40 x 1.63m)



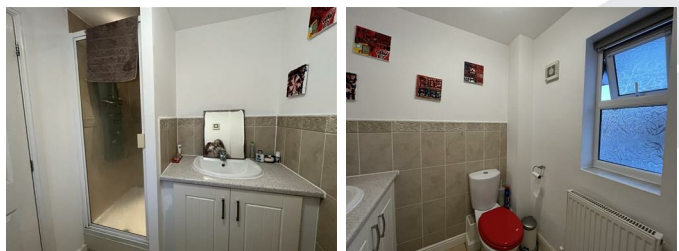
UPVC double glazed window to side. White 3 piece suite with shower cubicle and mains operated shower. Pedestal wash hand basin, close coupled WC. Radiator, Extractor fan, part tiled stone effect walls. Ceramic tiled flooring.

Bedroom 2 10'7" x 9'1" (3.23 x 2.79m)



TV point, UPVC double glazed window, 2 built in wardrobes, radiator, coving. Door to en-suite.

Ensuite 2 6'2" x 6'2" (1.88 x 1.88m)



UPVC double glazed window to side elevation.

White 3 piece suite with shower cubicle and mains operated shower. Pedestal wash hand basin with cupboard, close coupled WC. Radiator, Extractor fan, part tiled stone effect walls. Ceramic tiled flooring.

Bedroom 3 12'0" x 8'7" (3.67 x 2.62m)



Radiator, UPVC double glazed window, 2 built in wardrobes, coving.

Bedroom 4 11'1" x 7'7" (3.40 x 2.33m)



UPVC double glazed window, built in wardrobe, radiator, wood effect flooring.

Bathroom 8'7" x 6'10" (2.63 x 2.09m)



White 3 piece suite, comprising of panel bath with shower mixer tap attachment, pedestal wash hand basin and close coupled WC. Radiator, part tiled walls and extractor fan.

Externally

Front

Off Road parking for approximately 2 vehicles and lawn area.

Rear



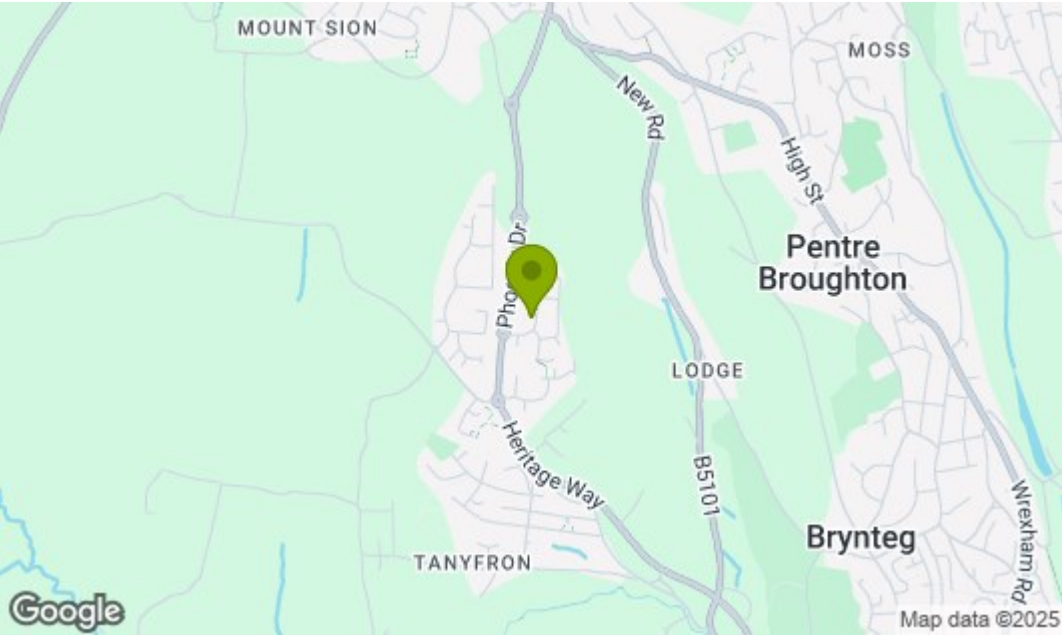
Patio area, mainly laid to lawn with outside light and tap. Access to side, wooden fence surround.

Garage

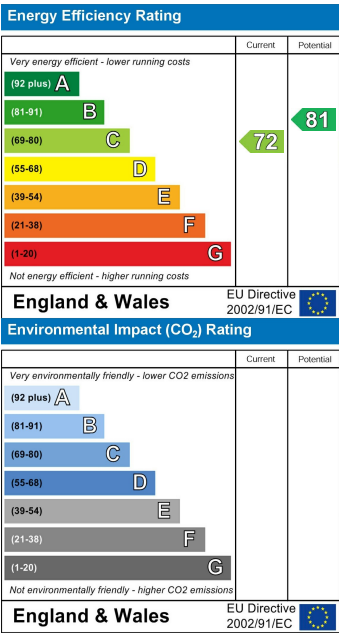
Power, lighting and shelving.

Floor Plan

Area Map



Energy Efficiency Graph



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