



## Lamberton Drive, Wrexham LL11 5FW

### Offers In Excess Of £172,000

An immaculately presented 3 bedroom end of terrace property located within a popular residential development in the village of Brymbo. This beautifully presented home offers a well appointed kitchen and bathroom, 2 double bedrooms and a single bedroom, downstairs cloakroom and off road parking for 2 cars, all of which can only truly be appreciated when viewing. The village of Brymbo is located approximately 5 miles from Wrexham town centre and also has excellent road links to the A483 and major road networks beyond for commuting. In brief the property comprises of; hallway, downstairs w.c, lounge and kitchen to the ground floor and 3 bedrooms and a bathroom to the first floor.

- An immaculately presented 3 bedroom end of terrace property
- Well appointed kitchen and bathroom
- 2 off road Parking spaces
- Popular residential location
- Downstairs W.C
- VIEWING HIGHLY RECOMMENDED



## Hallway

With wood effect flooring, stairs off to the first floor.

## Downstairs W.C

Fitted with a low level w.c, pedestal wash hand basin, double glazed window.

## Lounge/Dining Room

4.36m x 4.42m max (14'3" x 14'6" max)

An Immaculately presented lounge with a double glazed window to the rear, double glazed french doors off to the rear garden, door to a storage cupboard, wood effect flooring.

## Kitchen

3.16m x 2.18m (10'4" x 7'1")

A well appointed kitchen fitted with a modern range of cream gloss, wall, drawer and base units, wood effect work surfaces with inset stainless steel sink and drainer, built in electric oven, 4 ring gas hob with stainless steel splash back and extractor fan over, part tiled walls, integrated fridge/freezer and washing machine, wall mounted gas combination boiler, wood effect flooring, double glazed window.

## First Floor Landing

With carpeted flooring, access to the loft space.

## Bedroom 1

3.47m (to wardrobes) x 2.37m (11'4" (to wardrobes) x 7'9")

A stylishly presented bedroom with a double glazed window to the rear offering far reaching views, carpeted flooring, fitted wardrobes with sliding mirrored doors.

## Bedroom 2

2.96m (to wardrobes) x 2.47m (9'8" (to wardrobes) x 8'1")

Well presented with a double glazed window to the front, carpeted flooring, fitted wardrobes with sliding mirrored doors.

## Bedroom 3

2.24m x 1.99m (7'4" x 6'6")

With a double glazed window to the rear, carpeted flooring.

## Bathroom

1.90m x 1.89m (6'2" x 6'2")

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, part tiled walls, double glazed window.

## Rear Garden

To the rear is a paved patio leading on to a predominantly lawned garden bounded by timber panelled fencing. There is also gated access to the side of the property

## Parking

There are 2 parking spaces located to the rear of the property.

## Additional Information

The property is leasehold with approximately 980 years left on it;s original 999 year lease. The owner informs us that the ground rent is approximately £269 per annum and the service charge is approximately £124 per annum. The vendor has investigated the cost of purchasing the freehold and has been told it should cost circa £4500.00

## 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.

#### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

#### Key Property Facts

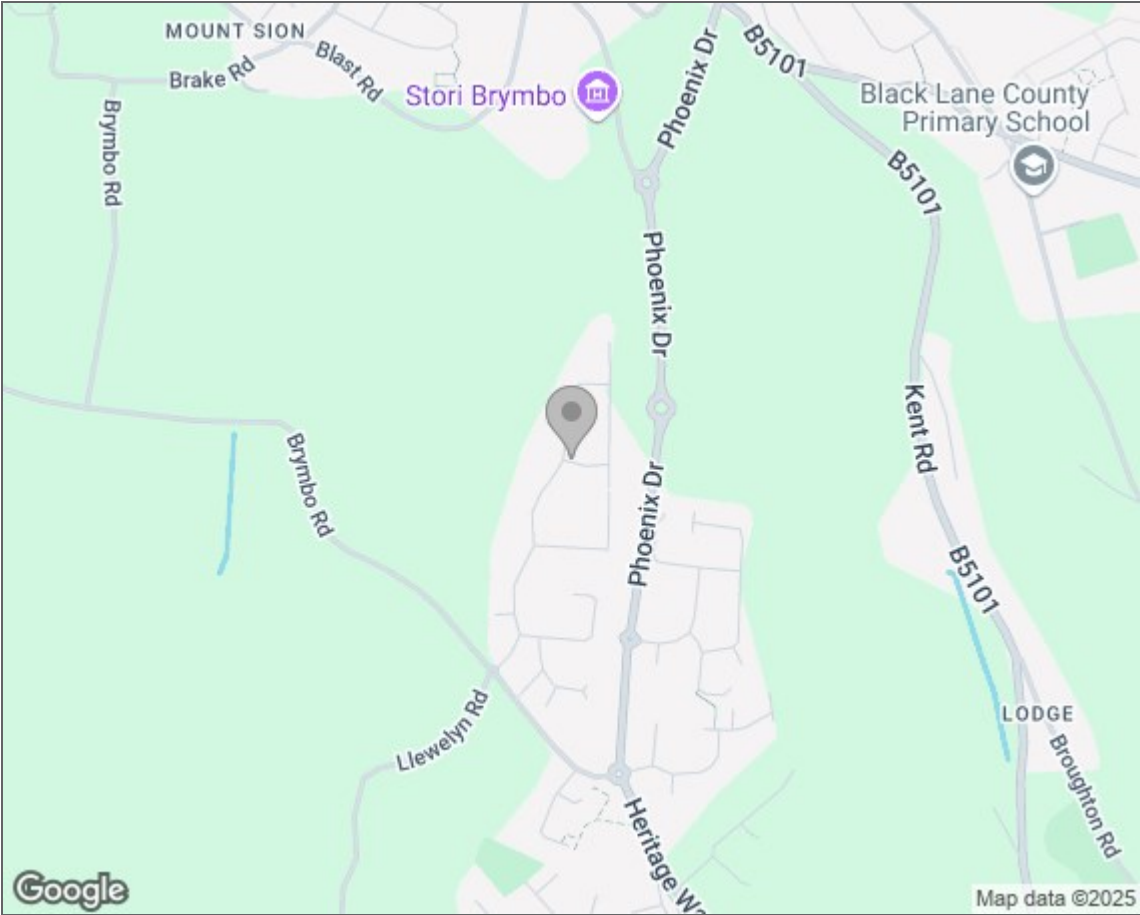
The key material information can be seen via the web links from which ever property portal the property is viewed.











| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 91        | (92 plus) A                                                     |                         | 96        |
| (81-91) B                                   |                         |           | (81-91) B                                                       | 82                      |           |
| (69-80) C                                   | 78                      |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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