



Nant Court, Wrexham LL11 5BH Offers In The Region Of £229,950

A stunning 4 bedroom, 3 storey semi-detached property situated on an exclusive estate in the semi-rural village of Brymbo. This immaculately presented property offers superbly appointed living accommodation throughout to include an attractive fitted kitchen, oak doors throughout, 3 bathrooms to include 2 en-suites and 4 good size bedrooms, all of which can only be appreciated on internal inspection. The village of Brymbo offers numerous local amenities including a shop, chemist, primary school and has excellent access to the A483 for commuting. In brief the property comprises of; hallway, downstairs w.c, lounge and kitchen/dining room to the ground floor, 3 bedrooms, en-suite and bathroom to the first floor and a master suite with en-suite to the second floor.

- A stunning 4 bedroom, 3 storey semi-detached property
- 2 En-suites
- Ample off road parking
- Beautifully presented throughout
- Superbly appointed kitchen
- VIEWING HIGHLY RECOMMENDED



Hallway

With attractive tiled flooring, attractive oak doors into the lounge and W.C

Downstairs W.C

Fitted with a low level w.c, pedestal wash hand basin, tiled flooring.

Lounge

5.17m (into the bay) x 3.53m (16'11" (into the bay) x 11'6")

A beautifully presented room with a double glazed bay window to the front, carpeted flooring.

Kitchen/Dining Room

4.54m x 3.48m (14'10" x 11'5")

A spacious and well appointed kitchen fitted with a range of attractive wall, drawer and base units, working surface with 1 1/4 stainless steel sink and drainer, built in electric oven, 4 ring gas hob with tiled splash back and extractor fan over, integrated dishwasher and fridge/freezer, attractive tiled flooring, wall mounted gas combination boiler, door to a useful storage cupboard, 2 double glazed windows, door off to the side, ample space for a dining table.

First Floor Landing

With carpeted flooring, stairs off to the second flooring.

Bedroom 2

3.56m x 2.99m (11'8" x 9'9")

A good size and immaculately presented bedroom with a double glazed window to the rear, carpeted flooring.

En-Suite

Fitted with a low level w.c, pedestal wash hand basin, fully tiled shower cubicle, tiled flooring, double glazed window.

Bedroom 3

3.24m x 2.50m (10'7" x 8'2")

Another double bedroom, superbly presented with a double glazed window to the front, carpeted flooring.

Bedroom 4

2.85m x 1.95m (9'4" x 6'4")

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

Bathroom

2.49m x 1.70m (8'2" x 5'6")

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

Master Bedroom

3.78m x 2.70 m (12'4" x 8'10" m)

Situated on the second floor, beautifully presented with modern white gloss fitted wardrobes, storage under the eaves, double glazed window and velux window, carpeted flooring.

En-Suite

Fitted with a low level w.c, wash hand basin with tiled shelving, fully tiled shower cubicle, tiled flooring.

Rear Garden

To the rear is a well maintained landscaped garden with a part paved, part slated area to the bottom and steps leading up to a generous raised decked area and gate opening to a sloped lawn garden.

Front

To the front is a lawn garden and tarmac driveway providing ample off road parking.

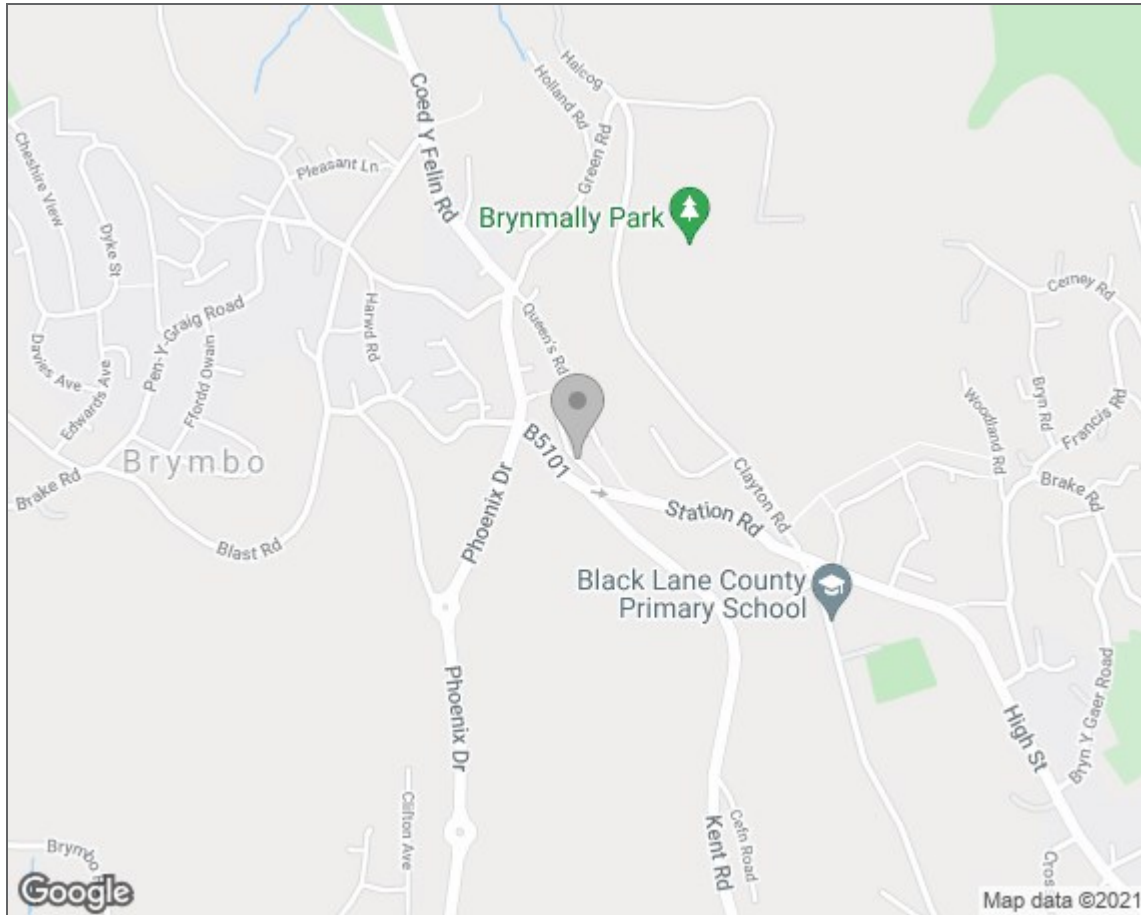












Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	93
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	80
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	
England & Wales	EU Directive 2002/91/EC

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

