



11

Wrexham | LL11 5NB

£260,000

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MUST VIEW - THREE BEDROOM DETACHED WITH GARAGE

Situated in the sought-after residential area of Brymbo is this three-bedroom detached family home, offered for sale in excellent condition. In brief, the property comprises an entrance hall, a spacious lounge with useful under-stairs storage, a modern kitchen/dining area and a bright sunroom overlooking the garden. To the first floor there is a landing area, three bedrooms, with the principal bedroom benefiting from an en-suite, and a family bathroom. Externally, there are gardens to the front and rear, along with a driveway and detached garage providing ample off-road parking. Mount Zion is a popular development in Brymbo, well located for a range of local amenities including shops, schools, cafés and leisure facilities. The area is surrounded by scenic countryside with a variety of walking routes close by. Wrexham City Centre is only a short drive away, and excellent transport links via the A483 provide easy access to Chester, Oswestry and the wider North West.

- THREE BEDROOM DETACHED FAMILY HOME
- SPACIOUS LOUNGE WITH CLOAKROOM
- KITCHEN/DINING ROOM
- SUNROOM
- PRINCIPAL WITH EN-SUITE
- MODERN FAMILY BATHROOM
- DETACHED GARAGE
- GARDENS TO FRONT AND REAR
- DRIVEWAY
- SOUGHT AFTER RESIDENTIAL LOCATION



Entrance Hall

Hardwood glazed door leads into entrance hall with stairs rising to first floor, wooden laminate floor, ceiling light point, panelled radiator and door into lounge.

Lounge

UPVC double glazed box window to the front elevation. Fitted multifuel burner sat on a tiled hearth. Arch leading into under-stairs cloak storage area with power and light. The lounge is finished with ceiling light point, two wall lights, wooden laminate flooring, panelled radiator and hardwood French doors into kitchen/dining room.

Kitchen/Dining Room

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include dishwasher, fridge-freezer, space for range cooker, space and plumbing for washing machine. Composite sink unit with mixer tap. Breakfast bar with space for seating. Space for dining table, ceiling light point, wooden laminate flooring, panelled radiator, two ceiling light points, hardwood door leading to side, upVC double glazed window to the rear and sliding doors into the sunroom.

Sunroom

Triple aspect upVC double glazed conservatory with wooden laminate flooring, ceiling light with fan and power sockets. Doors to rear garden area.

Landing Area

UPVC double glazed frosted window to the side elevation. Airing cupboard housing hot water cylinder. Access to partly boarded loft, panelled radiator, carpet flooring, ceiling light point and doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation. Fitted with a range of wardrobes. Wooden laminate flooring, panelled radiator, ceiling light point and door into en-suite.

En-suite

Three piece modern en-suite shower room comprising low-level WC and wash hand basin sat within a gloss vanity unit with storage. Enclosed shower cubical with electric shower. Heated towel rail, recessed LED lighting, extractor, upVC double glazed frosted window to side elevation, tiled walls and floor.

Bedroom Two

UPVC double glazed window to the rear elevation. Finished with wooden laminate flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear elevation. Finished with wooden laminate flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising low-level WC set within a vanity storage unit, wash hand basin set on a vanity storage unit and panelled bath with electric shower over. Fitted cupboard and shelving. Chrome heated towel rail, extractor, recessed LED lighting, tiled walls and flooring. UPVC double glazed frosted window to the front elevation.

Garage

Detached from the home with up and over door, power, lighting and additional side access door.

Outside

To the front elevation there is a lawned garden area





with wrought iron fencing to the boundary. There is a tarmacadam driveway with space for three vehicles running alongside the property leading to the garage. A timber gate provides access to the rear garden area where you will find a paved patio area, raised decking enclosed with fencing, log storage and oil tank behind garage and external power sockets and lighting.

Additional Information

The boiler has been serviced recently. The boiler is oil fired and the tank is located behind the garage. The owners have improved and maintained the property since residing there. There is a hard-wired alarm.

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.





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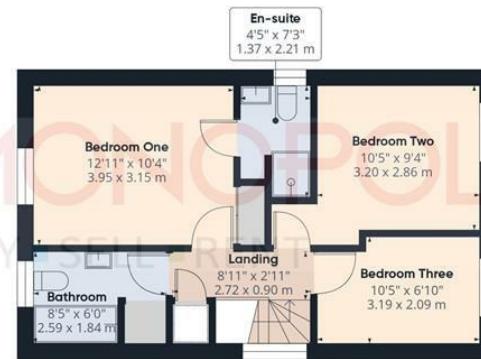


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Approximate total area⁽¹⁾

1146 ft²

106.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor Building 2

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

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



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