



33

Wrexham || LL11 5FS

£290,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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Situated in the popular residential location of Brymbo, this immaculately presented four double bedroom detached home is offered to the market with no onward chain. The accommodation briefly comprises an entrance porch, hallway, downstairs WC, dining room/snug, spacious living room, modern kitchen/breakfast room, and a conservatory—offering versatile ground floor living space ideal for families. To the first floor, all four bedrooms are double in size, with the principal bedroom benefitting from an en-suite shower room. Three of the bedrooms also feature fitted wardrobes, and there is a family bathroom. Externally, the property enjoys gardens to the front and rear, a driveway providing off-road parking for two vehicles, and an integral garage. Clifton Avenue is located within the well-regarded village of Brymbo, which sits in an elevated position enjoying views across the Cheshire Plain. The village benefits from a range of local amenities including a convenience store, primary school, community centre, and access to nearby countryside walks. With excellent transport links via the A483, the property is ideally situated for commuting to Wrexham, Chester, and further afield.

- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- IMMACULATE CONDITION THROUGHOUT
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- MODERN KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS WC
- PRINCIPAL WITH EN-SUITE
- FAMILY BATHROOM
- INTEGRAL GARAGE
- GARDENS TO FRONT AND REAR
- EXCELLENT LOCATION WITH NO CHAIN





### Entrance Porch

UPVC double glazed door leading into entrance porch. UPVC built with polycarbonate roof. Double glazed windows, wooden laminate flooring, wall light and door into entrance hall.

### Entrance Hall

Composite door leading into hall. Door into cloakroom cupboard with rail and shelving. Carpet flooring, panelled radiator and ceiling light point. Stairs rising to first floor. Doors into garage, downstairs WC, kitchen, lounge and snug

### Snug/Dining Room

French style wooden doors leading into snug/dining room. UPVC double glazed window to the front with blinds. Carpet flooring, panelled radiator and ceiling light point.

### Downstairs WC

Two piece suite comprising low level WC and floating wash hand basin with tiled splash back. Tiled floor, panelled radiator with towel rail, extractor and ceiling light point.

### Living Room

UPVC double glazed door leading into conservatory. Wall mounted electric fireplace. Two panelled radiators, ceiling light point and carpet flooring.

### Kitchen/Breakfast Room

Housing a range of wall, drawer and base units with complimentary work surface over. 1 1/2 Stainless steel sink unit with mixer tap over. Integrated appliances to include dishwasher, washing machine, fridge-freezer, electric fan oven, gas hob and extractor. Gloss tiled flooring, brick style splashback tiling, recessed LED lighting and panelled radiator. Space for breakfast table. UPVC double glazed 'French' style doors leading into the conservatory.

### Conservatory

Constructed in part brick, the conservatory is currently used as a lounge/dining area and features uPVC double glazed windows fitted with vertical blinds. Benefits include wooden laminate flooring, panelled radiator, power sockets, and uPVC double glazed doors leading into the lounge, with sliding doors opening out to the rear.

### Landing Area

Stairs from the entrance hall leads to a spacious landing area with two storage cupboards, one housing a 'Premier Plus' water cylinder and the other with shelving. Access to loft which is boarded. Doors to four bedrooms and bathroom.

### Principal Suite

A light and airy space with two uPVC double glazed windows to the front elevation with blinds. Fitted wardrobes with clothing rail and shelving. Built in storage cupboard with shelving. Carpet flooring, ceiling light point and panelled radiator. Door into en-suite

### En-suite Shower Room

Three piece suite comprising low level WC, wash hand pedestal and double mains shower cubical with glass screen and splash-back tiles. Wood effect LVT flooring (Luxury Vinyl Tiles), extractor, recessed LED lighting, panelled radiator and frosted uPVC double glazed window to the side elevation.

### Bedroom Two

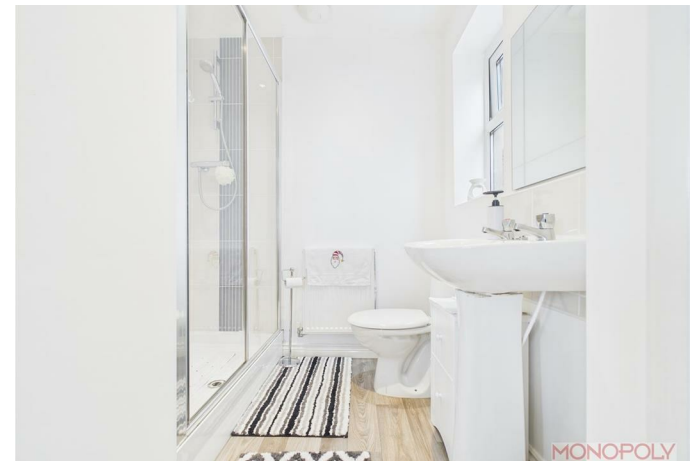
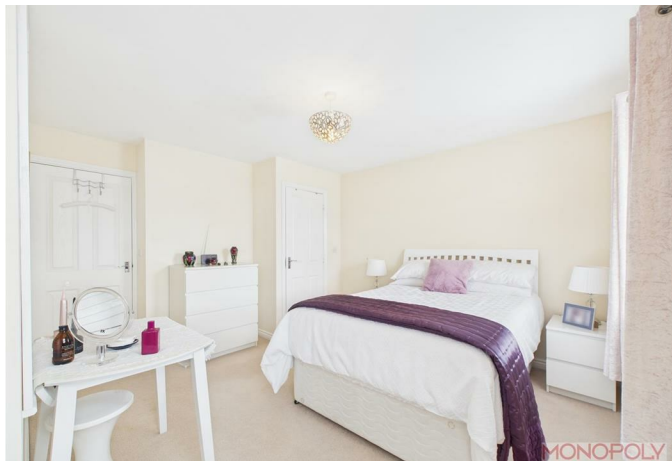
UPVC double glazed window to the front with blinds. Fitted wardrobes with clothing rails and shelving. Built in cupboard with shelving. Carpet flooring, ceiling light point and panelled radiator.

### Bedroom Three

UPVC double glazed window to the rear with









blinds. Fitted wardrobes with clothing rails and shelving. Carpet flooring, ceiling light point and panelled radiator

#### **Bedroom Four**

UPVC double glazed window to the rear with blinds. Carpet flooring, ceiling light point and panelled radiator.

#### **Family Bathroom**

Three piece suite comprising low level WC, wash hand pedestal and panelled bath with mains shower over. Extractor, shave point, recessed LED lighting, LVT flooring and frosted window to the rear.

#### **Garage**

Electric up and over door, power, lighting and wall mounted boiler. Integral door into entrance hall.

#### **Outside**

Externally, to the front, there is a tarmac driveway providing off-road parking for two vehicles, a lawned garden with established shrubs, and a slate-chipped seating area. Gated side access leads to the rear garden. The rear garden has been landscaped for low-maintenance living and includes paved pathways, an artificial lawn, two separate patio seating areas, a timber shed, external power sockets, an outside tap, and lighting —creating a practical yet inviting outdoor space

#### **Additional Information**

The present owner has been in the property since being built in 2013. It has been improved and very well maintained throughout that time with the boiler being serviced regularly. The property is freehold however there is a service charge of £140 per annum which covers the maintenance of surrounding greenery on the estate.

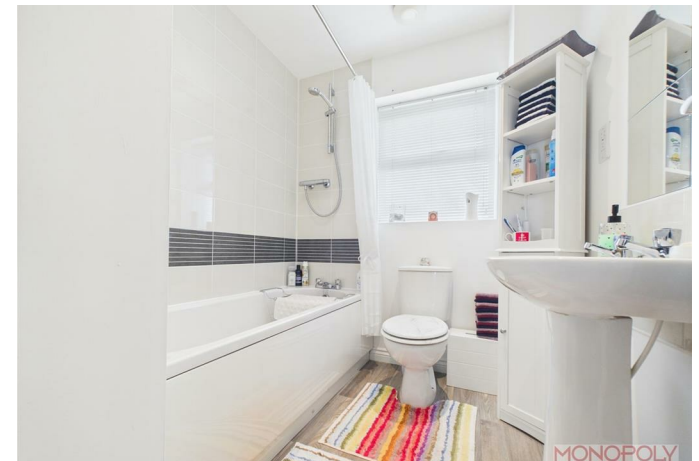
#### **Important Information**

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.











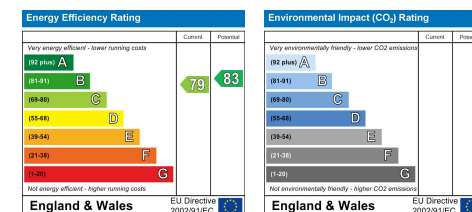


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