



146

Brymbo | Wrexham | | LL11 5FW

£199,9



# 146

Wrexham | LL11 5FW

Located in the Popular area of Brymbo, Wrexham, this delightful Three-bedroom End Mews style house on Lamberton Drive offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for relaxing or entertaining guests, and a well-appointed kitchen/dining room that provides a welcoming space for family meals and gatherings.

The Three bedrooms are perfect for families or those seeking extra space for guests or a home office. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for everyday living.

One of the standout features of this property is the large garden to the rear, providing an excellent outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months.

With Gas central heating throughout, you can be assured of a warm and cosy home during the colder seasons. The property is situated in a popular location, making it an attractive option for families and professionals alike, with local amenities and transport links within easy reach.

This charming home on Lamberton Drive is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of modern living. Don't miss the chance to make this lovely property your own.

- THREE BEDROOM
- SEMI DETACHED HOUSE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LARGE FRONT AND REAR GARDENS
- EN SUITE SHOWER ROOM
- TWO DESIGNATED PARKING SPACES



### ACCOMMODATION TO GROUND FLOOR

Canopy Porch leads to a Composite double glazed and frosted door to the front, which gives access to the entrance hall.

### ENTRANCE HALLWAY

With Laminate flooring, Radiator, staircase rising off to the first floor accommodation, understairs storage cupboard, door to w.c.

### DOWNSTAIRS CLOAKROOM

With low level w.c., pedestal wash hand basin, radiator, UPVC Double glazed and frosted window to the front.

### LOUNGE

15'5" x 11'5" (4.72m x 3.49m)

With UPVC Double glazed French style doors with matching side windows opening to the rear garden, laminate flooring, radiator.

### KITCHEN/ DINER

16'11" x 8'9" (5.16m x 2.67m)

Good sized kitchen/ dining room comprising a good range of wall and base cupboards with complementary worktop surfaces, incorporating four ring gas hob, electric oven/grill with stainless steel canopy extractor hood above, stainless steel sink unit with mixer tap, plumbing for washing machine, Integral dishwasher, Integral Fridge/ freezer, radiator, UPVC Double glazed window to the front.

### FIRST FLOOR LANDING AREA

With Access to the loft space, storage cupboard, radiator, doors off to the bedrooms and bathroom.

### BEDROOM ONE

10'2" x 9'8" (3.10m x 2.95m)

With UPVC Double glazed window to the front with radiator beneath, built in wardrobes, door to the en-suite shower room

### EN SUITE SHOWER ROOM

Comprising of shower cubicle, dual flush low level w.c., pedestal wash hand basin, UPVC Double glazed and frosted window to the front.

### BEDROOM TWO

11'11" x 7'8" (3.65m x 2.34m)

With UPVC Double glazed window to the rear with radiator beneath,

### BEDROOM THREE

10'1" x 7'6" (3.09m x 2.30m)

With UPVC Double glazed window to the rear with radiator beneath.

### FAMILY BATHROOM

6'8" x 5'8" (2.04m x 1.74m)

Comprising of Panel enclosed bath, pedestal wash hand basin, dual flush low level w.c., spotlights to the ceiling, radiator, extractor fan.

### OUTSIDE TO THE FRONT

Good sized lawned garden to the front with paved pathway leading to the front entrance door.

### OUTSIDE TO THE REAR

Large garden to the rear laid mainly to lawn with wood fencing to the boundaries. There is also a decked sitting area.

### 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 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

### MORTGAGES

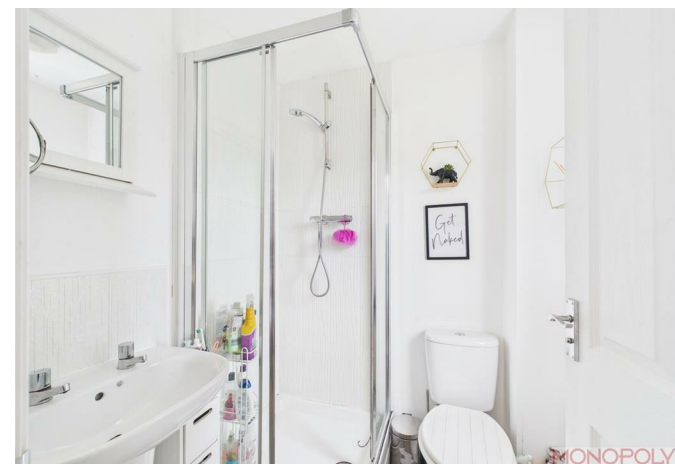
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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

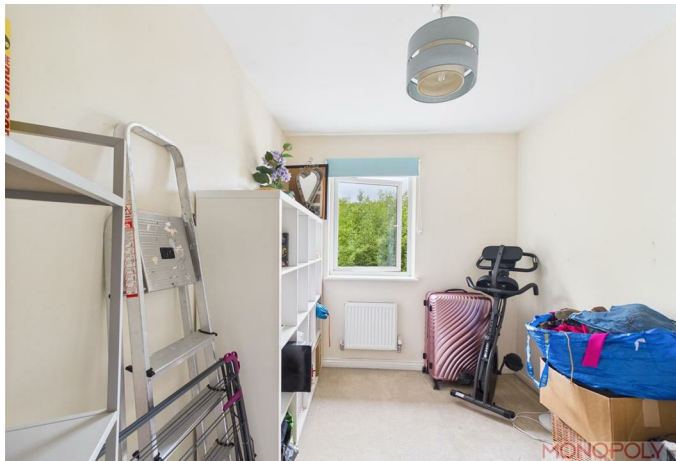
Your home maybe repossessed if you do not keep up repayments on your mortgage

### ADDITIONAL INFORMATION

Please see Material information for buyers in Web Link.







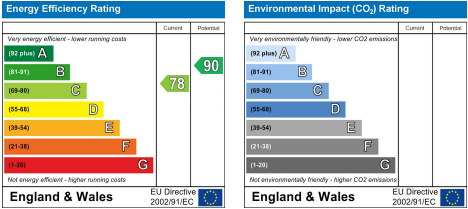


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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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