



Charles Street, Wrexham LL11 5FL

Asking Price £350,000

An immaculately presented, FREEHOLD, contemporary, five bedroom, three Storey Detached House, offering the opportunity to buy an substantial family home. This RECENTLY EXTENDED property benefits from 3 bathrooms, one of which is part of the fabulous master suite which is located on the entire third floor, and a contemporary landscaped rear garden. The property briefly comprises: Entrance Hall, Cloakroom, Lounge, Family Room, Stunning open plan Kitchen/Dining Room, Home Office and Utility Room to the ground floor with Four Bedrooms, a Jack and Jill En Suite Shower room and Family Bathroom to the middle floor and the Stunning Master Suite with Dressing Area and En Suite Shower room to the second floor. Externally there is a beautiful, landscaped garden to the rear, with ample Off road parking to the front. The property also benefits from, Gas Central Heating, UPVC Double Glazing and Far reaching views across to Cheshire. 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, VIEWING HIGHLY RECOMMENDED!

- EXCEPTIONAL FAMILY HOME
- THREE STOREY
- EXTENDED TO THE REAR
- UPVC DOUBLE GLAZING
- FANTASTIC VIEWS
- FIVE BEDROOMS
- FREEHOLD
- LARGE REAR GARDEN
- GAS CENTRAL HEATING
- POPULAR LOCATION



ENTRANCE HALL

With canopy porch entrance, composite double glazed front door, which gives access to the Entrance Hall, oak effect laminate flooring, under stairs cupboard, telephone point, door to home office, radiator, staircase rising off to the first floor accommodation.

CLOAKROOM

With low level w.c., pedestal wash hand basin, UPVC Double glazed window, radiator,

FAMILY ROOM

3.56m x 2.77m (11'8" x 9'1")

UPVC Double glazed window to the front, with excellent views over Wrexham and to Cheshire, radiator.

LOUNGE

4.480m x 4.090m (14'8" x 13'5")

UPVC Double glazed bay window opening to the rear garden, with matching side windows, Feature fire surround with concealed lighting and having gas fire inset, French style doors to rear garden, radiator, TV Aerial Point,

KITCHEN/ DINING ROOM

10.10m x 2.85m (33'1" x 9'4")

Stunning open plan kitchen/dining room with a recently fitted kitchen comprising a good range of wall and base cupboards, with complementary worktop surfaces, which incorporates one and a half bowl single drainer sink unit with mixer tap, Integrated dishwasher, brick style tiled splashback, canopy extractor hood, radiator, oak effect laminate flooring, spotlights to the ceiling. Open plan into dining area with bifold doors to rear garden, spotlights, skylight to ceiling with led lighting, power socket.

OFFICE

3.15m x 2.48m (10'4" x 8'1")

Window to front, door to utility.

UTILITY

1.93m x 2.48m (6'3" x 8'1")

A range of base units, complimentary worktops, space and plumbing for white goods.

FIRST FLOOR LANDING

UPVC Double glazed window, line cupboard, two radiators, staircase rising off to the second floor

BEDROOM TWO

3.570 x 2.850m (11'8" x 9'4")

UPVC Double glazed window to the rear, radiator,

BEDROOM THREE

3.720m x 2.850m (12'2" x 9'4")

UPVC Double glazed window to the rear, radiator, Access to Jack and Jill bathroom.

JACK & JILL SHOWER ROOM

Jack and Jill style suite comprising low level w.c., pedestal wash hand basin, double width shower cubicle, electric shaver point, radiator, extractor fan, UPVC Double glazed frosted window to side

BEDROOM FOUR

3.480m x 2.680m (11'5" x 8'9")

UPVC Double glazed window to the front, radiator. Access to Jack and Jill bathroom.

BEDROOM FIVE

2.930m x 2.470m (9'7" x 8'1")

UPVC Double glazed window to the front, radiator,

FAMILY BATHROOM

Comprising Shower cubicle with shower unit, low level w.c., pedestal wash hand basin, panel enclosed bath, tiled flooring, radiator, UPVC Double glazed frosted window to the side.

IMPRESSIVE UPPER FLOOR BEDROOM SUITE

8.02m x 4.82m (26'3" x 15'9")

Offering delightful views, Two Velux double glazed windows, Extensive range built in wardrobes, with storage and hanging rails, further storage to the eaves, Three radiators,



EN SUITE SHOWER ROOM

Comprising low level w.c., Two pedestal wash hand basins, double width shower cubicle, UPVC Double glazed frosted window to the front, radiator, tiled floor, extractor fan

OUTSIDE TO THE FRONT

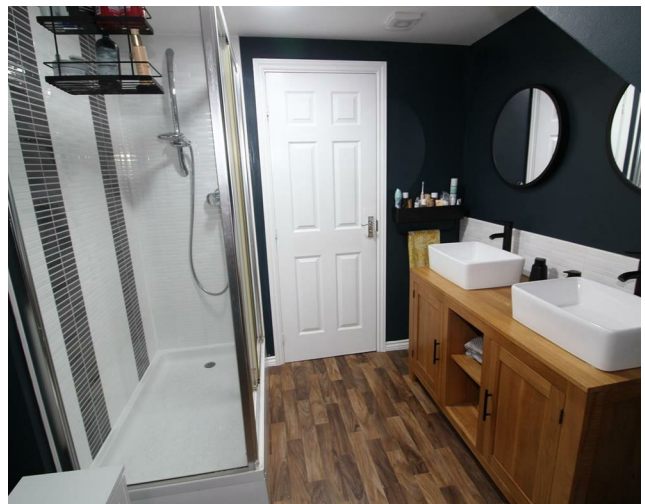
The property has a driveway to the front offering off road parking for two to three vehicles. The garden has an astro turf lawn with border housing a variety of plants and shrubs. Side gate which gives access to the rear garden

OUTSIDE TO THE REAR

Beautifully presented garden suitable for Alfresco Dining with large paved patio/ sitting area screened with sleepers, astro turf area again with borders housing plants and shrubs, the garden is enclosed by wooden fencing. To the rear is a recently installed composite decking area. Two outdoor power sockets.

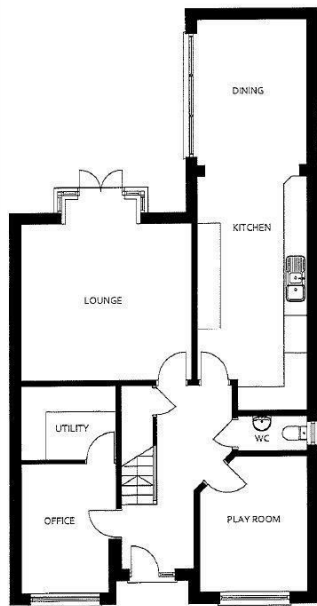




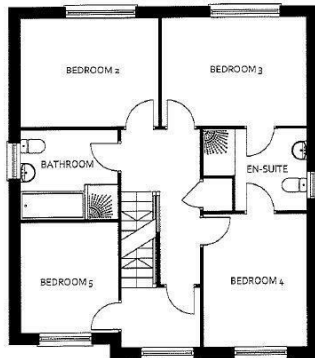




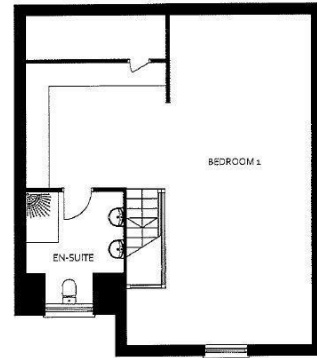




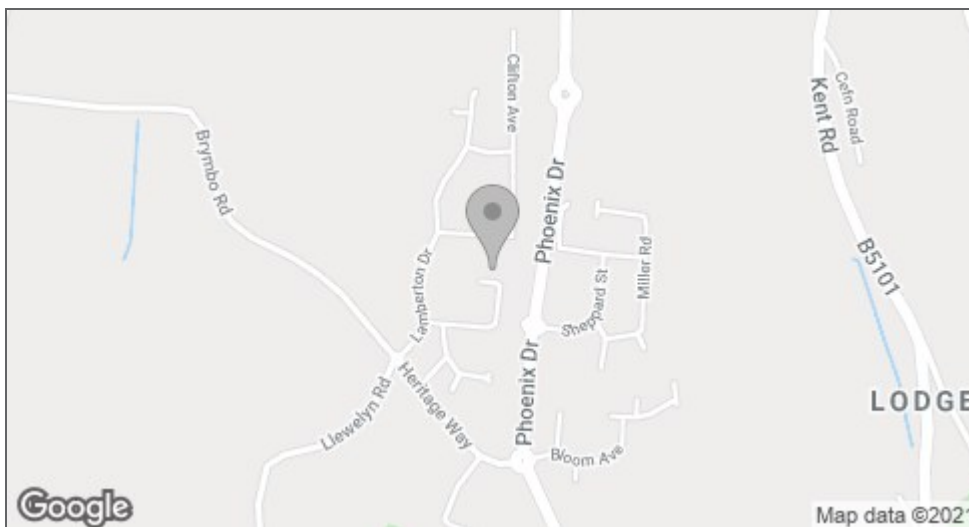
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		80	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.

