



Kimberley

Wrexham | | LL11 5AE

£340,000

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# Kimberley

Wrexham | | LL11 5AE

A substantial 5 bedroom, 2 bathroom family home located in the village of Brymbo. This impressive property has been extended over the years to produce a spacious and versatile home offering well presented accommodation with 5 double bedrooms to the first floor and 2 further useful rooms, 2 bathrooms as well as a large games room/bar situated in the rear garden which has double glazing and full mains electricity. The village of Brymbo offers numerous amenities close to hand including shops, primary school and has excellent access to the A483 for commuting. In brief the property comprises of; hallway, lounge, dining room, kitchen, utility room and downstairs shower room to the ground floor and 5 bedrooms, laundry room, study and bathroom to the first floor.

- A substantial 5 bedroom, 2 bathroom detached property
- Extended to produce spacious and versatile living accommodation
- Well presented throughout
- Large games room/bar in the rear garden
- Garage and ample off road parking
- MUST BE VIEWED TO BE FULLY APPRECIATED



### Hallway

With tiled flooring, stairs off to the first floor, door to an under stairs storage cupboard.

### Lounge

13'10" x 16'4" (4.24m x 5.00m)

A spacious, well presented lounge with an attractive brick built Inglenook fireplace with inset log burner, tiled hearth and thick timber mantel, tiled flooring, double glazed window to the front.

### Kitchen

14'0" x 10'11" (4.27m x 3.35m)

Superbly appointed with a comprehensive range of wall, drawer and base units, granite work surfaces with inset 1 1/4 sink, central island/breakfast bar, plumbing for a dishwasher, built in electric oven and grill, 5 ring electric hob, stainless steel splash back and stainless steel extractor fan over, part tiled walls, double glazed window.

### Dining Room

10'10" x 8'11" (3.31m x 2.72m)

Situated off the kitchen with tiled flooring, double glazed window to the rear, fitted wall and base units.

### Utility Room

10'7" x 6'4" (3.25m x 1.94m)

Fitted with base units, plumbing for a washing machine, space for a dryer and fridge/freezer, tiled flooring, 2 double glazed windows, door into the rear porch.

### Rear Porch

With tiled flooring, door off to the rear garden, door to the shower room.

### Downstairs Shower room

Fitted with a low level w.c with concealed cistern, wash hand basin with vanity unit under, shower cubicle, fully tiled walls, tiled flooring, double glazed window.

### First Floor Landing

A large landing with double doors to a large storage cupboard, double glazed window to the side, carpeted flooring, access to the loft space with pull down ladder.

### Bedroom 1

12'0" x 10'11" (3.68m x 3.34m)

Well presented with a double glazed window to the side, fitted wardrobes with sliding mirrored doors, carpeted flooring.

### Bedroom 2

11'6" x 10'8" (3.53m x 3.27m)

A spacious and well presented bedroom with a double glazed window to the front, carpeted flooring.

### Bedroom 3

11'6" x 9'8" (3.53m x 2.96m)

With a double glazed window to the side, carpeted flooring, fitted wardrobes with sliding mirrored doors.

### Bedroom 4

12'0" x 10'2" (3.68m x 3.10m)

A well presented double bedroom with a double glazed window to the front, carpeted flooring, fitted wardrobes with sliding mirrored doors.

### Laundry room

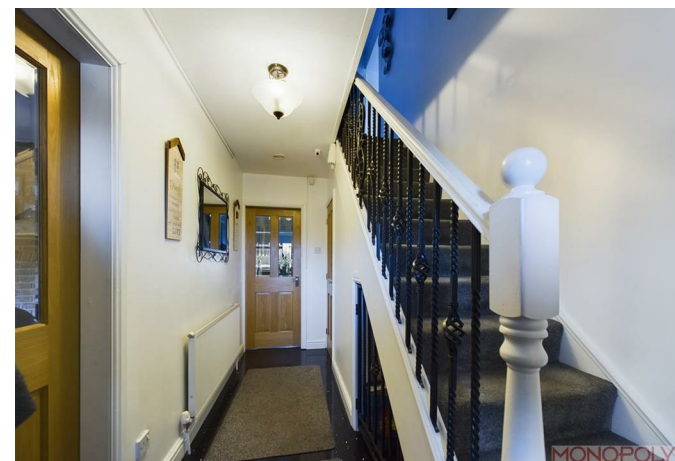
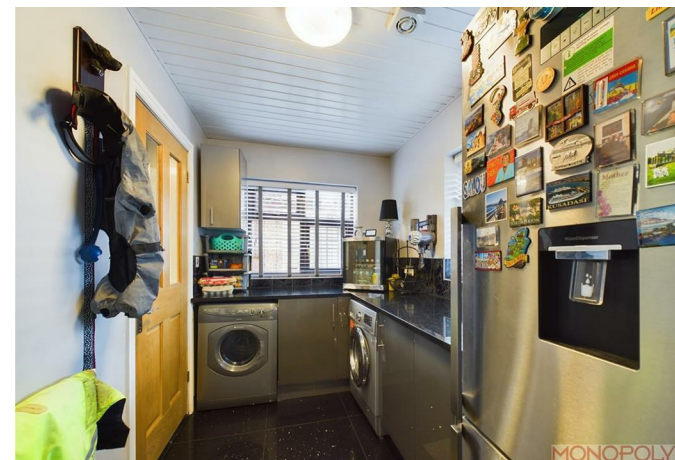
7'6" x 6'4" (2.29m x 1.94m)

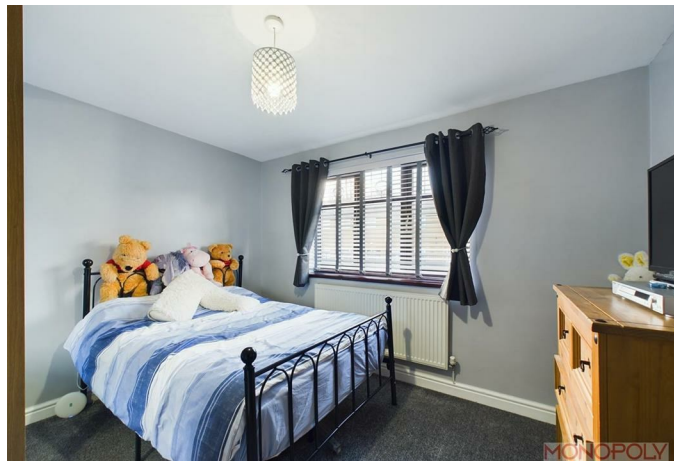
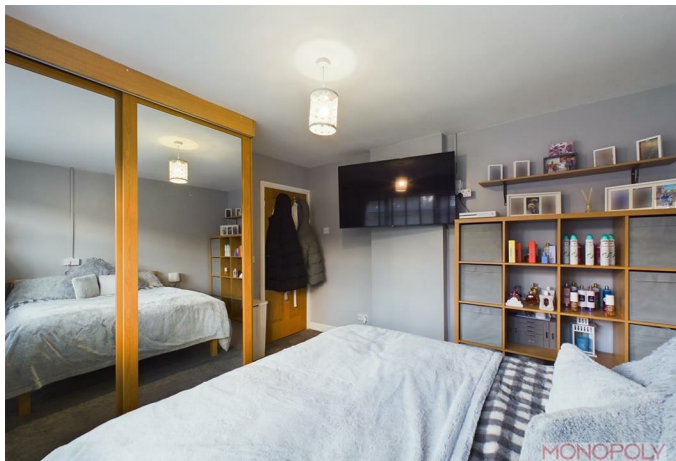
With a double glazed window to the rear, carpeted flooring.

### Study

10'5" x 6'1" (3.19m x 1.86m)

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





### **Bathroom**

10'10" x 7'9" (3.32m x 2.37m)

Superbly appointed with a white suite comprising of a low level w.c with concealed cistern, deep freestanding bath, wash hand basin, separate shower cubicle, fully tiled walls, tiled flooring, double glazed window.

### **Additional Information**

Oil fired central heating.

### **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.

### **Key property facts**

The key material information can be seen via the web links from which ever property portal the property is viewed.









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
 2309.6 ft<sup>2</sup>  
 214.57 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

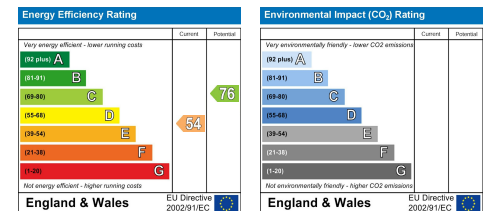
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