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Wrexham || LL11 5BU

Offers In Excess Of £165,000

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Situated within the popular residential area of Brymbo, this well-presented two double bedroom terraced home benefits from the remainder of the NHBC warranty, offering peace of mind for prospective purchasers. The accommodation briefly comprises an entrance hallway, downstairs WC, fitted kitchen and a spacious lounge/dining room to the ground floor. To the first floor, the landing leads to two generous double bedrooms, with the principal bedroom enjoying its own en-suite shower room, alongside a modern family bathroom. Externally, there is a courtyard garden to the front, while the rear offers a multi-level garden with lawn and patio areas, positioned to take advantage of the open views. Two allocated parking spaces are located to the rear, with gated access into the garden. St Johns Mews forms part of a sought-after modern development within walking distance of local shops, schools and medical facilities. Wrexham City Centre is a short drive away, providing a wider range of retail, leisure and dining options, along with excellent road links via the A483 towards Chester, Oswestry and beyond.

- TWO BEDROOM TERRACED HOME
- ENTRANCE HALL AND DOWNSTAIRS WC
- KITCHEN
- LIVING/DINING ROOM
- PRINCIPAL WITH SHOWER ROOM
- TWO ALLOCATED PARKING SPACES TO REAR
- DOUBLE BEDROOMS
- FRONT COURTYARD AND REAR GARDEN
- STILL UNDER NHBC WARRANTY
- VILLAGE LOCATION ON BRYMBO



Entrance Hall

Composite door leading into entrance hallway with wooden laminate flooring, panelled radiator, ceiling light point, stairs rising to first floor, doors into downstairs WC, kitchen, and living/dining area.

Downstairs WC

UPVC double glazed frosted window to the front elevation. Two piece suite comprising low level WC and wash hand basin set on vanity unit. Finished with modern vertical radiator, wooden laminate flooring and ceiling light point.

Kitchen

Housing a range of wall, draw, and base units with complementary work surface over. Integrated appliances to include electric fan oven, gas hob and extractor hood over. Space for washing machine and fridge freezer. 1.5 stainless steel sink unit with mixer tap over. Finished with wooden laminate flooring, panelled radiator, splashback tiling, cupboard housing Potterton combination boiler, ceiling light point, under cabinet lighting and uPVC double glazed window to the front elevation.

Living/Dining Room

UPVC double glazed window to the rear elevation and uPVC double glazed French doors to rear. Under-stairs storage cupboard, wooden laminate flooring, ceiling light point and two panelled radiators.

Landing Area

Carpet flooring, ceiling light point, access to loft, doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to front with Venetian blinds. Built in wardrobe with shelving, carpet flooring, ceiling light point and panelled radiator.

En-suite Shower

Two piece suite comprising tiled cubical with electric shower and pedestal wash hand basin. Wooden laminate flooring, extractor fan, ceiling light point and uPVC double glazed frosted window to the front.

Bedroom Two

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

Family Bathroom

Three piece suite comprising low-level WC, wash hand basin set on a vanity unit and 'P' shaped panelled bath with dual hose rainfall shower. Tiled floor, tiled walls, extractor, ceiling light point, and chrome heated towel rail. UPVC double glazed frosted window to rear.

Outside

To the front there is a wrought iron gate and fencing leading to a courtyard area with decorative stone. The rear garden has been thoughtfully landscaped into a multi-level area with a paved patio, lawned garden areas and steps leading down to a timber gate providing access to a carpark where there are two allocated

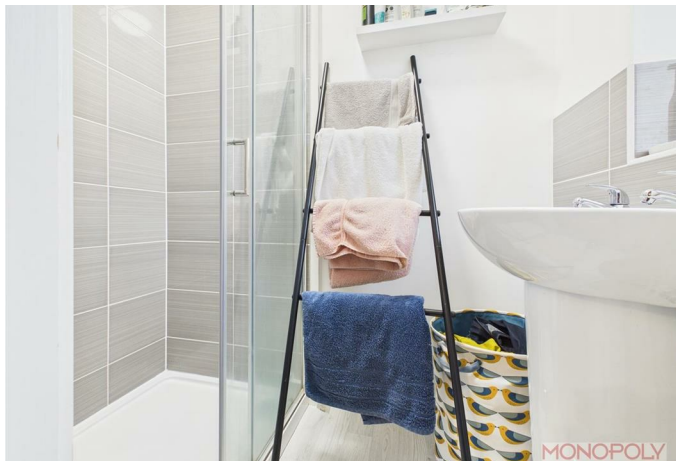
Additional Information

The property was built in 2018 and is still under the NHBC warranty until 2028. The boiler has been serviced every year. The garden has been landscaped and there has been new flooring.

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

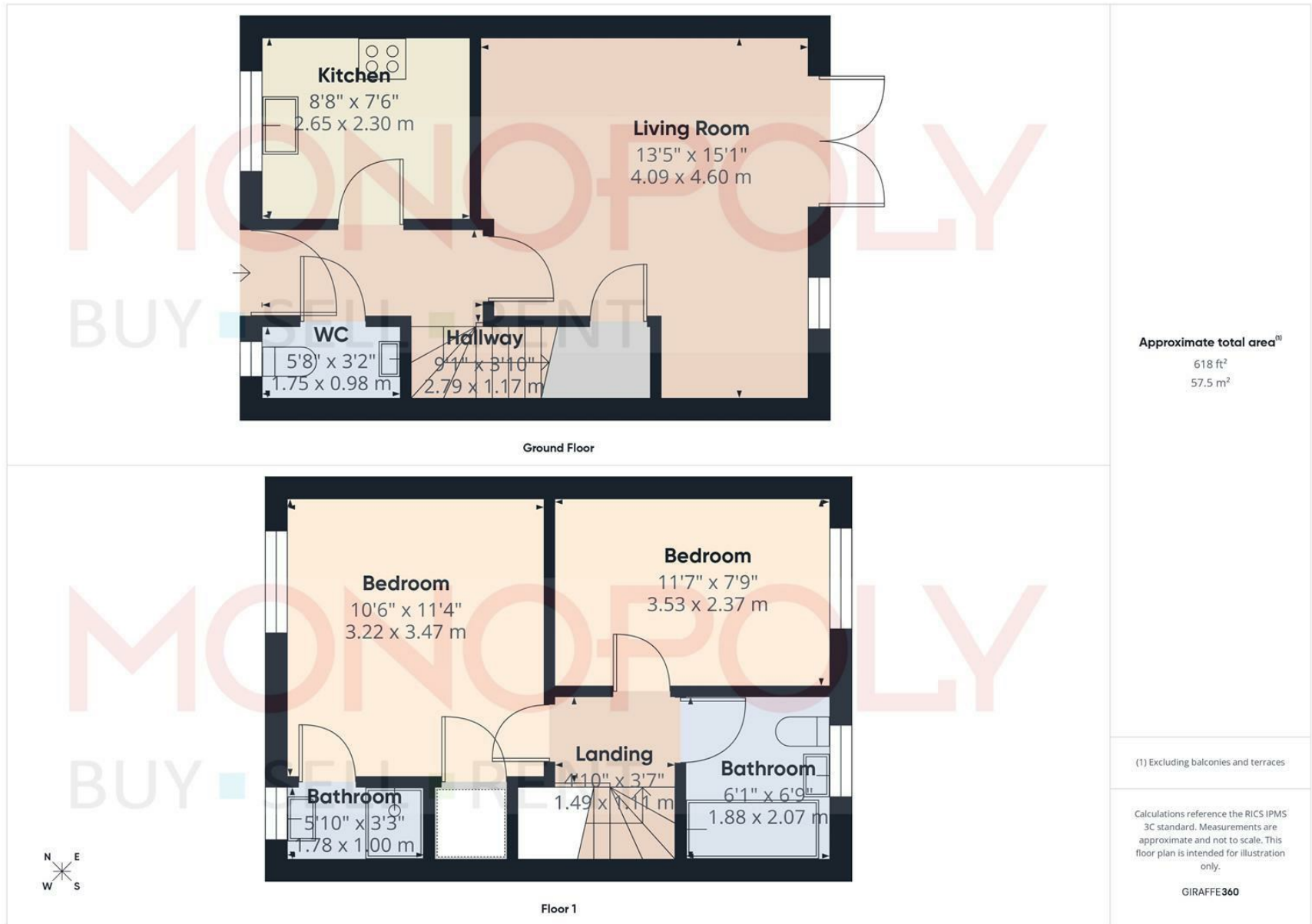




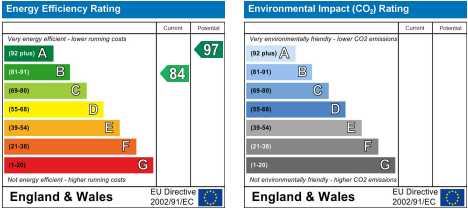
agreeing the sale.

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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