

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £355,000

5 Bedrooms 2 Bathrooms

Kimberley, 39 Penygraig Road,  
Brymbo, Wrexham LL11 5AE



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### General Remarks

Occupying an elevated position, this substantial four/five bedroom detached house is extremely well appointed and benefits from two reception rooms, a kitchen/breakfast room and a large outbuilding which is double glazed and has power and lighting. With numerous high quality fixtures and fittings, the living accommodation briefly comprises an entrance hallway; living room with Inglenook fireplace; dining room; kitchen/breakfast room; utility room; side hallway; downstairs shower room; landing; main bedroom; four further bedrooms; laundry room; home office and a family bathroom complete with a white four piece suite. In summary, a cracking family home and an early viewing is strongly advised. NO ONWARD CHAIN. EPC Rating – 54|E.

**Location:** Brymbo affords a range of local amenities including a General Store, Primary School, Pharmacy, a choice of Pubs and an Enterprise Centre which includes a Cafe, Post Office, Day Nursery, Gym and other sports facilities. Wrexham (four miles) and Chester (fourteen miles) are easily accessible.



## Accommodation

### On The Ground Floor:

**Entrance Hallway:** Wood-effect double glazed door to the front elevation. Radiator. Tiled floor. Understairs storage cupboard.

**Living Room:** 16' 5" x 13' 11" (5.00m x 4.23m) Wood-effect double glazed window to the front elevation. Radiator. Tiled floor. Inglenook fireplace with inset wood-burner.

**Kitchen/Breakfast Room:** 13' 11" x 10' 10" (4.24m x 3.30m) Wood-effect double glazed window to the rear elevation. Modern wall and base units with complementary granite work-tops. Integral ceramic hob. Cooker hood. Integral electric oven and separate grill. One-and-a-half-bowl stainless steel sink with mixer tap. Wall tiling. Tiled floor. Radiator.

**Dining Room:** 10' 7" x 8' 11" (3.22m x 2.71m) Wood-effect double glazed window to the rear elevation. Radiator. Tiled floor. Base units with granite work-tops.

**Utility Room:** 10' 7" x 6' 3" (3.22m x 1.91m) Wood-effect double glazed window to the rear elevation. Base units with granite work-tops. Wall tiling. Tiled floor. Space for fridge freezer. Plumbing for washing machine. Space for tumble dryer.

**Side Hallway:** Wood-effect double glazed door to the side elevation. Tiled floor.

**Downstairs Shower Room:** 6' 1" x 5' 4" (1.85m x 1.63m) Wood-effect double glazed window to the side elevation. White three piece suite comprising a shower cubicle, wash hand basin set into cabinet and low level w.c. Tiled floor. Tiled walls. Heated towel rail.

### On The First Floor:

**Landing:** Attic hatch. Storage cupboard.

**Bedroom 1:** 11' 7" x 10' 6" (3.52m x 3.20m) Wood-effect double glazed window to the front elevation. Radiator. Built-in wardrobes.

**Bedroom 2:** 12' 0" x 10' 11" (3.67m x 3.32m) Wood-effect double glazed window to the rear elevation. Radiator. Built-in wardrobes.

**Bedroom 3:** 12' 0" x 10' 1" (3.66m x 3.08m) Wood-effect double glazed window to the front elevation. Radiator.

**Bedroom 4:** 10' 10" x 7' 9" (3.29m x 2.37m) Wood-effect double glazed window to the front elevation. Radiator.

**Bedroom 5/Play Room:** 11' 6" x 9' 7" (3.51m x 2.92m) Wood-effect double glazed window to the rear elevation. Radiator. Built-in wardrobes.

**Home Office:** 7' 6" x 6' 4" (2.29m x 1.93m) Wood-effect double glazed window to the rear elevation. Radiator.

**Walk-In Laundry Room:** 10' 6" x 6' 1" (3.20m x 1.86m) Wood-effect double glazed window to the side elevation. Radiator.

**Family Bathroom:** 10' 10" x 7' 7" (3.30m x 2.30m) Wood-effect double glazed window to the rear elevation. White four piece suite comprising a roll-top bath, shower cubicle, low level w.c. and wash hand basin set into cabinet. Wall tiling. Tiled floor. Heated towel rail.

**Outside:** Externally there is a driveway to the front of the property providing a generous amount of Off-Road Parking. The main garden is to the side of the property and combines a paved Patio with a lawned section and a substantial Outbuilding which is double glazed and benefits from power and lighting.















**Services:** The property is connected to mains water and drainage whilst the central heating system is operated by an oil-fired combination boiler which is located to the rear of the property.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "D".

**Directions:** For satellite navigation purposes use the post code LL11 5AE. Leave Wrexham on the A525 Ruthin Road. After passing over the A483 town by-pass take the second turning right onto Heritage Way signposted Brymbo. Continue for approximately one mile until passing Brymbo Sports & Social Club on the right and then continue to a roundabout at which take the second exit onto Phoenix Drive. Continue over the next two mini-roundabouts and at the third mini-roundabout take the second exit. Take the first left into Mount Hill and at the T junction turn left onto Blast Road and then first right into Penygraig Road, when the property will be observed immediately on the left.

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