



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.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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 bypass 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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