

Town & Country

Estate & Letting Agents

John Wilkinson Court, Brymbo, Wrexham

£100,000



This two bedroom top-floor apartment situated within a purpose built development overlooking a communal green and children's Park with elevated far reaching views of Wrexham. This property boasts internal accommodation comprising an entrance hall, a spacious living room, a kitchen installed with a range of modern wall and base units as well as as a variety of integrated appliances, a bathroom and two bedrooms the principal of which enjoys ensuite facilities. The property features allocated off-road parking along with shared visitors parking and has a benefit of no onward chain.

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DESCRIPTION

A two bedroom top floor apartment with extensive views and benefitting from no onward chain. In brief this property comprises of an entrance hall, a living room, a kitchen, two bedrooms of which the principle features ensuite facilities and a bathroom.

ENTRANCE HALL

13'5"×5'5"

The property is entered through a private entrance door which opens to a radiator, a storage cupboard, access to the loft space and doors opening to the living room, kitchen, bathroom, and both bedrooms with the principal enjoying ensuite facilities.



LIVING ROOM

15'8"×10'3"

The living room features a window overlooking the fields and park to the front with far reaching views over Wrexham. A radiator is also prominent.



KITCHEN

8'9"×9'3" max

The kitchen is installed with a range of modern wall base and drawer units with ample work surface space housing a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. The integrated appliances include an oven, stainless steel hob with extractor hood above and fridge/freezer. Other features of the kitchen include is space and plumbing for a washing machine, a radiator and recessed downlights within the ceiling. A fitted cupboard houses a gas Worcester combination boiler and a consumer unit which was installed in 2024.



PRINCIPLE BEDROOM

15'7"×9'2" (measurement to include ensuite),

This room features a built in double wardrobe, with a built in single wardrobe, a radiator, a window overlooking the park with those far reaching views over Wrexham and a

door that opens to the ensuite shower room.



ENSUITE SHOWER ROOM

The ensuite is installed with a shower enclosure, a dual flush W/C, a radiator, partially tiled walls and recessed downlights set within the ceiling.



BEDROOM TWO

10'1"×8'8" max

This room features a window overlooking the car park with a radiator below and having a built in double wardrobe.



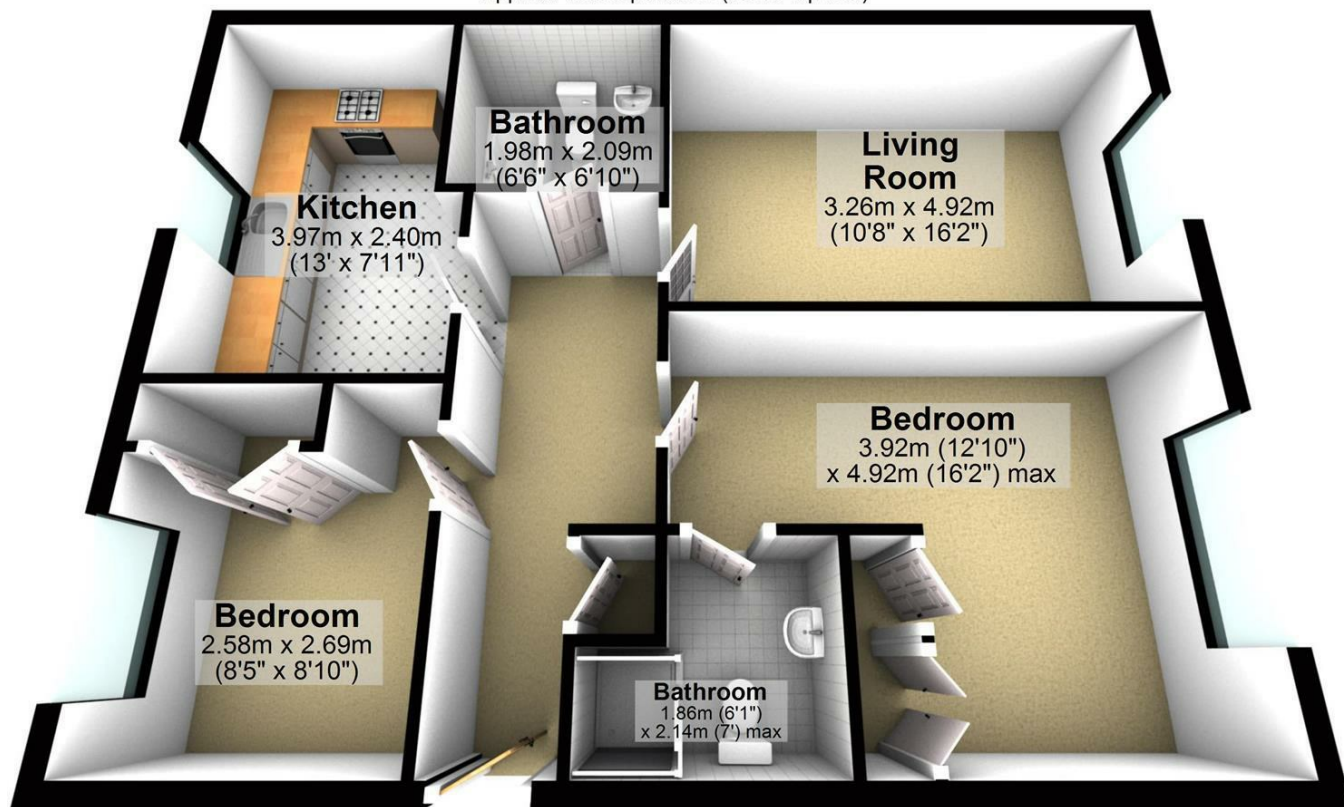
BATHROOM

6'5"×6'1"

The bathroom is installed with a modern white three piece suite that comprises of a panel bath with a mixer tap and a handheld shower extension, dual flush low level W/C, partially tiled walls, a radiator and recessed downlights within the ceiling.

Ground Floor

Approx. 70.0 sq. metres (753.0 sq. feet)



Total area: approx. 70.0 sq. metres (753.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	81
(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	

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