

Town & Country

Estate & Letting Agents

Coed Y Felin Close, Brymbo

£260,000



Situated within a quiet cul-de-sac, this semi detached home has been extended and improved by the current vendors to the highest standard and should be viewed to be appreciated. So much more than initially meets the eye, the property itself benefits from central heating along with UPVC double glazing. And boasts accommodation briefly comprising an entrance hall, kitchen with utility room off a dining room and a spacious extended living room with suspended log burner and dual bifold doors opening to the rear garden. The first floor landing offers access to a three-piece family bathroom incorporating a spa bath and three further bedrooms the principal of which has a walk in wardrobe along with an ensuite shower room. To the front of the property is gravelled off-road parking alongside lawn garden and double gates which open to the side of the property and lead to the rear garden, which has a prefabricated storage garage, timber shed and log store and a beautifully landscaped garden with raised deck patio area with stainless steel banister and glass balustrades.

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Externally Front

Situated within a quiet cul-de-sac, the property is approached over a gravel driveway alongside lawn garden which leads to double timber gates, allowing access to the side of the property. Either side of the front door and above are outside lights and a canopy respectively.

Entrance Hall

12'3 x 5'6

The property is entered through a composite double glazed front door which opens to an entrance wall with the radiator, stairs off rising to the first floor accommodation with the storage cupboard below and doors off opening to the living room and kitchen.



Kitchen

19' x 6'5

The kitchen is fitted with a range of contemporary gloss fronted wall, base and drawer units complimented by chrome handles. Ample solid woodwork surfaces house a stainless steel one and a half bowl sink unit with mixer tap solid wood risers and tiled splashback. Integrated within the kitchen is a stainless steel double oven with a firing gas hob and stainless steel and glass canopy extractor above. The flooring is timber laminate, a window faces the front elevation, a feature glass brick insert and glazed door opens to the utility and glazed double doors, open to the dining room.



Utility Room

7'2 x 5'6

Also fitted with contemporary gloss wall and base units complimented by chrome handles and solid wood works housing stainless steel single drainer sink unit with mixer tap and tiled splashback. There is housing for the gas combination boiler along with a ceramic tile floor, a radiator, a window facing the front elevation and then opaque UPVC doubled glazed door, opening to side elevation of the property.



Dining Room

12'7 x 10'3

With a continuation of the laminate floor from the kitchen to a lovely dining room with a radiator, UPVC double glazed French doors opening to the rear garden and glazed double internal doors opening to the living room.



Living Room

24'7 x 13'4

A beautifully appointed and spacious living room which has been extended to provide two sets of bifold doors which open out to the rear garden with a lantern skylight above, recessed downlights throughout the room, a radiator and featuring a suspended contemporary Nordpeis log burner which completes the aesthetic.



Principle Bedroom

14'4 x 10'7

Having a window facing the front elevation with a radiator below access to the loft and doors off opening to a walk-in wardrobe (measuring 5'8" by 3'4" with fitted hanging and shelving along with recessed downlights) and the ensuite shower room.



Ensuite Shower Room

6'2 x 5'8

Attractive modern ensuite shower room, fitted with an oversized walk in shower with protective screen and dual head thermostatic shower, a dual flush low level WC, pedestal wash hand basin with waterfall mixer tap, fully tiled walls with chrome towel rail, extractor fan, opaque window facing the rear elevation and recessed downlights within the ceiling.



Bedroom Two

11'2 x 9'1

Having a window facing the rear elevation with a radiator below and overlooking the rear garden and fitted with the range of floor to ceiling sliding mirror door wardrobes.



Bedroom Three

6'7 x 9'9

With a window facing the front elevation and radiator below. Having fitted drawers and a canopy above into

the side of the bed, a built in over stairs storage cupboard along with fitted floor to ceiling wardrobes with sliding mirror doors.



Bathroom

6'3 x 6'7

A contemporary three piece bathroom suite installed with a spa bath with central mixer and handheld shower extension along with an electric shower and protective screen above, dual flush low level WC, pedestal wash hand basin with mixer tap, a ceramic tiled floor, fully tiled walls with a chrome heated towel rail.

Rear Garden

Double timber gates to the side of the property allowing access to the rear garden which contains a fabricated single garage with up and over door, along with power and light. A raised ornamental pond with a paved pathway and brick built barbecue from which steps rise to an elevated deck patio area with stainless steel banister and glass balustrades, and lawn garden enclosed by timber fence panels. Located within the rear garden is a timber built outside store access through composite double glazed door with attached log store to the side.

Services

The agents have not tested any of the appliances listed in the particulars.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345. Gary Jones Mortgage Consultant normally charges no

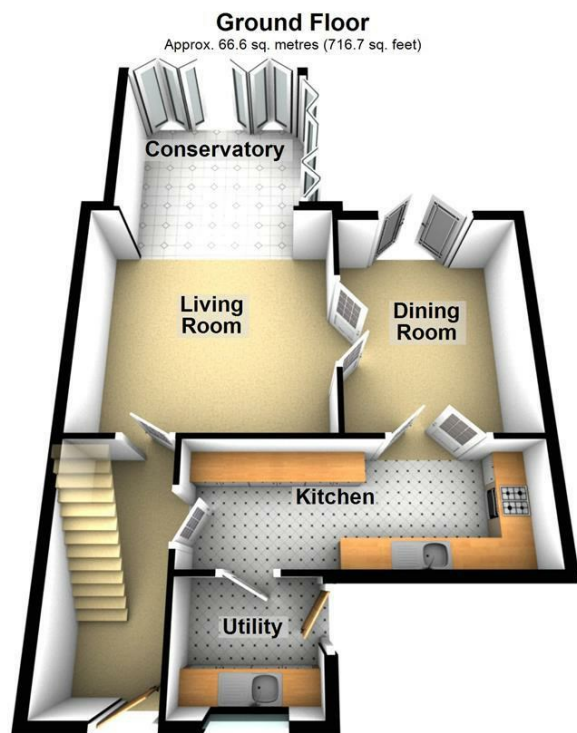
fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Total area: approx. 122.6 sq. metres (1319.2 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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