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73 Lamberton Drive, Brymbo, Wrexham, LL11 5FN

Price £120,000

A well proportioned 2 bedroom first floor apartment with the benefit of 2 parking spaces, gas central heating via a modern combination boiler and an en-suite shower room, located within this popular residential development just a short drive from Wrexham City Centre and good road links to Chester and Shropshire. The accommodation briefly comprises a communal secure entrance with intercom system and staircase to all floors, private entrance door leading to the hall with useful store cupboard, lounge with Upvc French doors opening to a Juliet balcony to the front and connecting door to the fitted kitchen which has a range of base and wall cupboards, integrated oven and hob and extractor. 2 bedrooms, the principal bedroom having fitted wardrobes and the en-suite shower room. Bathroom with white suite. Externally, the apartment has 2 parking bays and communal grounds. NO CHAIN. Energy Rating - C (80)

LOCATION
This development is located approx. 3 miles from Wrexham City Centre and enjoys good links to the A483 Wrexham to Chester by-pass, therefore allowing for daily commuting to the major commercial and industrial centres of both Wrexham and Chester. The Development itself offers all the attributes that a modern residential development should offer including open spaces, children's play areas, cycle paths, walkways etc. There is a small range of day to day shopping facilities and social amenities in the nearby Villages of Brymbo and Tanyfron with a wider variety available within Wrexham City Centre.

DIRECTIONS
From the A483 take the exit at junction 4 onto the A525 in the direction of Ruthin and Coedpoeth. Proceed through the set of traffic lights and take the second right hand turning onto the B5105 signposted Brymbo/Southsea. Continue along this road for approx. 1 mile passing the Brymbo Sports and Leisure Complex on the right. Continue up the hill and at the roundabout take the left turn. At the next roundabout take the right hand exit into the development, left again and then 2nd left into the parking area.

ACCOMMODATION
Communal entrance door with intercom system and stairs leading to all floors. Private entrance door opening to:

VESTIBULE
With six panel white woodgrain effect door leading to:

HALLWAY
Having useful storage cupboard, intercom system and radiator.

LOUNGE 17'8" x 11'1" (5.4m x 3.4m)
A good sized reception room having upvc double glazed French doors opening to a Juliet balcony, two radiators and six panel white woodgrain effect door leading to:

KITCHEN 7'6" x 5'10" (2.3m x 1.8m)
Appointed with a range of base and wall cupboards complimented by work surface areas incorporating a four ring gas hob with oven/grill below and extractor hood above, single drainer sink unit with mixer tap, concealed Ideal gas combination boiler, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, part tiled walls and tiled flooring.

BEDROOM ONE 14'5" x 8'2" (4.4m x 2.5m)
Upvc double glazed window to front, radiator, three door fitted wardrobes and six panel white woodgrain effect door opening to:

EN-SUITE
Appointed with a pedestal wash basin, low flush w.c, shower enclosure with mains thermostatic shower, part tiled walls, inset ceiling spotlights and extractor fan.

BEDROOM TWO 11'9" x 5'6" (3.6m x 1.7m)
Upvc double glazed window to front and radiator.

BATHROOM
Appointed with a pedestal wash basin, low flush w.c, bath, part tiled walls and radiator.

OUTSIDE
Two allocated parking bays (No.73) together with communal gardens and bin store.

PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

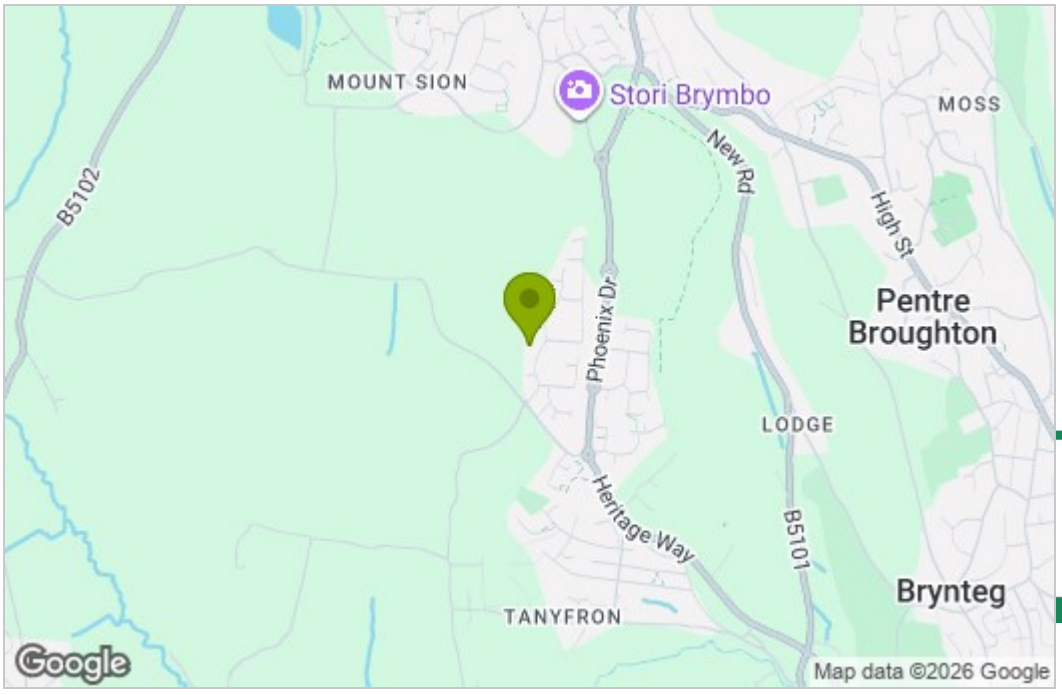




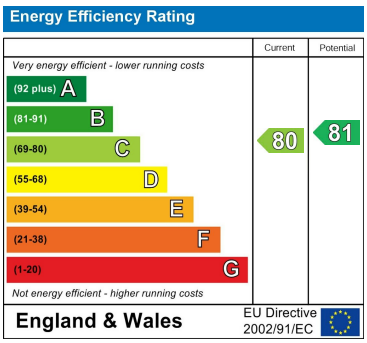




Area Map



Energy Efficiency Graph



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29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk