



15 Nant Court, Brymbo, Wrexham, LL11 5BH
Offers In Excess Of £250,000

Property benefits from no upward chain. A well appointed and spacious 3 storey 4 bedroom semi detached family home within this modern development that benefits a well fitted open plan kitchen and dining room, stylish oak internal doors and 2 en-suite shower rooms. This home has gas central heating, Upvc double glazing and briefly comprises a part glazed entrance door opening to Hallway with stairs off to the first floor landing, cloaks/w.c, lounge with walk in bay window, impressive open plan kitchen dining room with a well fitted kitchen with integrated appliances and useful store cupboard. The 1st floor landing gives access to 3 bedrooms, with the 2nd bedroom having an en-suite shower room. The family bathroom has a bath with shower over. The spacious principal bedroom occupies the 2nd floor and includes eaves storage space and an en-suite shower room. Externally, a private drive provides parking for 3 cars alongside a front lawned garden. The rear enclosed garden isn't overlooked from the rear and has been landscaped to provide entertaining space for children and adults including a lawned garden, patio area and raised flower beds. Energy Rating - C (78)

LOCATION

Nant Court is a modern development located on the fringe of the village of Brymbo which has a range of day-to-day shopping facilities and social amenities as well as public transport into Wrexham City Centre. There are good road links to the A483 bypass linking Wrexham, Chester and Oswestry and also allowing for daily commuting to the major commercial and industrial centres of the region. There are pleasant country walks within close proximity.

DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing the Football Ground and University on the right hand side, at the roundabout take the left hand turning passing B&Q on the right and at the next roundabout take the second exit. Continue under the flyover bridge and proceed through the villages of New Broughton and Southsea in the direction of Brymbo. Proceed into New Road where the development known as Nant Court will be observed on the right hand side.

ON THE GROUND FLOOR

Part glazed entrance door opening to:

HALLWAY

With stairs to first floor landing, oak internal doors, radiator, inset ceiling spotlights and central heating thermostat.

CLOAKS/W.C

Appointed with a low flush w.c, pedestal wash basin with mixer tap and tiled splashback, radiator, inset ceiling spotlights and tiled flooring.

LOUNGE 14'5" x 11'5" (4.4m x 3.5m)

Upvc double glazed walk-in bay window, inset ceiling spotlights, coving to ceiling, wall light points and oak veneer door opening to:

KITCHEN/DINING ROOM 14'9" x 11'1" (4.5m x 3.4m)

A good sized sociable entertaining space appointed with a stylish range of base and wall cupboards complimented by work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, four ring gas hob with stainless steel extractor hood above, oven/grill, under unit lighting, two upvc double glazed windows overlooking the rear garden, Worcester gas combination boiler, plumbing for washing machine, integrated fridge freezer, integrated dishwasher, useful understairs storage cupboard and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, radiator and oak veneer doors off.

BEDROOM TWO 11'5" x 9'6" (3.5m x 2.9m)

Upvc double glazed window to rear, radiator and oak veneer door opening to:

EN-SUITE

Appointed with a low flush w.c, pedestal wash basin, shower enclosure with mains thermostatic shower, inset ceiling spotlights, part tiled walls, tiled flooring, upvc double glazed window, radiator and extractor fan.

BEDROOM THREE 10'5" x 7'10" (3.2m x 2.4m)

Upvc double glazed window to front and radiator.

BEDROOM FOUR 9'2" x 6'2" (2.8m x 1.9m)

Upvc double glazed window to front and radiator.

BATHROOM

Appointed with a low flush w.c, pedestal wash basin, bath with shower over and splash screen, chrome heated towel rail, tiled flooring, inset ceiling spotlights, part tiled walls, upvc double glazed window and shaver socket.

ON THE SECOND FLOOR

A staircase rises from the first floor landing.

LANDING

Which incorporates the:

PRINCIPAL BEDROOM SUITE 17'8" x 9'10" (5.4m x 3m)

Upvc double glazed window to front, Velux roof light window, radiator, eaves storage cupboards, inset ceiling spotlights and internal door to:

EN-SUITE

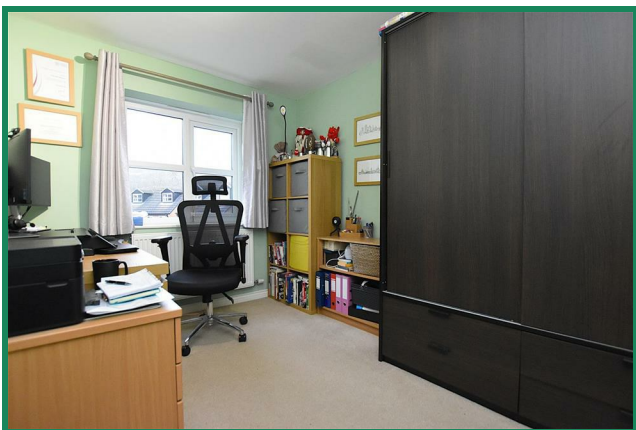
Appointed with a low flush w.c, shower enclosure with mains thermostatic shower, wash basin with mixer tap, inset ceiling spotlights, extractor fan and radiator.

OUTSIDE

The property is approached along a private driveway providing parking for three cars alongside a lawned garden. A gated side path leads to the rear garden which enjoys a good degree of privacy and includes two patio areas, lawned garden, decorative gravel, raised slate border and enclosed timber lapped fencing.

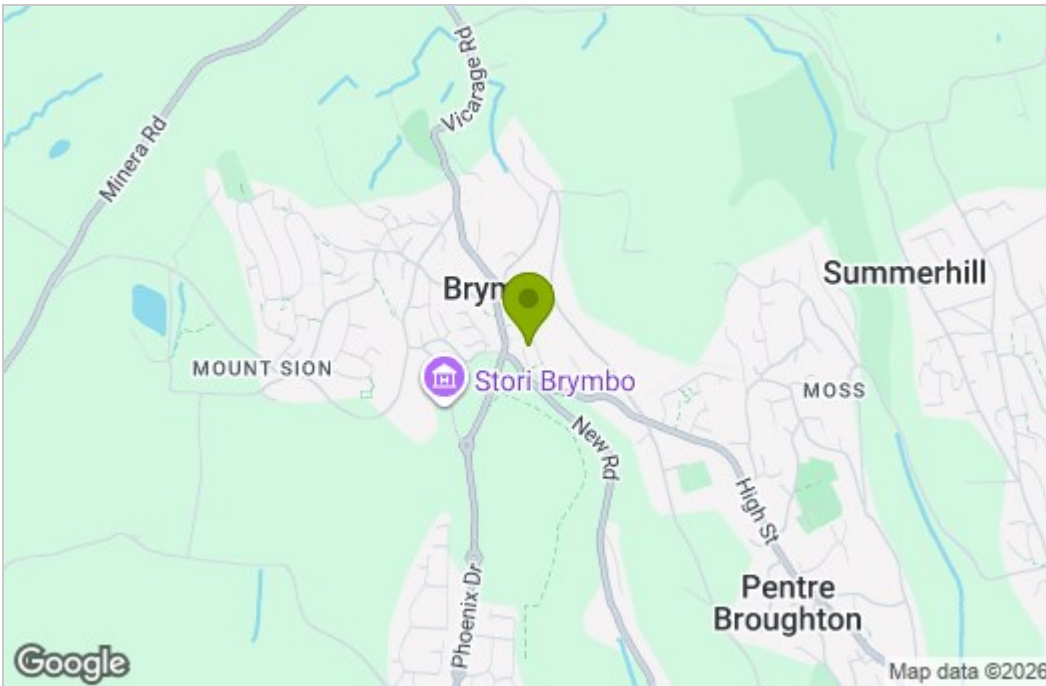
PLEASE NOTE

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).

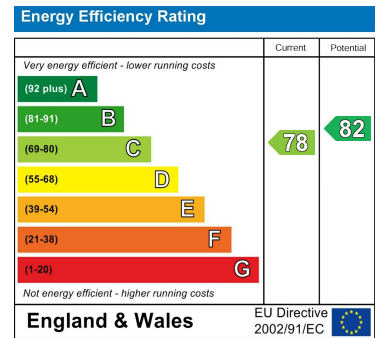


Floor Plan

Area Map



Energy Efficiency Graph



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.