Wingetts
More than just estate agents









20 Brunel Court, Wrexham, LL11 2JE

Price £165,000

A modern two bedroom semi detached house built by local developer Gower Homes conveniently located within walking distance of amenities, schools, coffee shops, leisure facilities briefly comprising an open fronted entrance porch, hall with stairs to first floor landing, cloaks/w.c, lounge/diner with good sized store cupboard and French doors opening to the rear garden and fitted kitchen. On the first floor there are two well proportioned bedrooms and a bathroom. To the outside there are two parking bays to the front of the property with gated path leading to the front garden. A gated side path continues to the larger than average enclosed rear garden with patio and lawn beyond. Energy Rating - C (77)

LOCATION
Conveniently located within a cul de sac on this modern development on the fringe of Wrexham City Centre within walking distance of a range of amenities and shopping facilities including the Plas Coch Retail Park. There are excellent road links to Wrexham and Chester providing for daily commuting to the major commercial and industrial centres of the region.

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 third exit and proceed past the entrance to Plas Coch Retail Park and public house. Thereafter take the third left into Railway Road where the entrance to Brunel Court will be observed on the right hand side, follow the road to the right and the house will be observed at the end of the cul de sac.

ON THE GROUND FLOOR
Open fronted entrance porch with part glazed door leading to:

HALLWAY
With stairs to first floor landing and radiator.

CLOAKS/W.C
Appointed with a low flush w.c, wash basin, upvc double glazed window and radiator.

LOUNGE/DINER 15'1 into recess x 13'5 (4.60m into recess x 4.09m)
Upvc double glazed French doors lead into the rear garden, upvc double glazed windows to side and rear, two radiators and useful understairs storage cupboard.

KITCHEN 8'8 x 7'7 (2.64m x 2.31m)
Fitted with a range of base and wall units with wood effect work surface areas incorporating a four ring gas hob with stainless steel extractor hood above and oven/grill below, radiator, part tiled walls, plumbing for washing machine, 1 ½ bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above and a concealed Baxi gas combination boiler.

ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

LANDING
With gallery over stairwell, ceiling hatch to roof space and central heating thermostat control.

BEDROOM ONE 15'1 x 10'8 (4.60m x 3.25m)
Two upvc double glazed windows to front, radiator and built-in storage cupboard.

BEDROOM TWO 11'6 x 7'8 (3.51m x 2.34m)
Upvc double glazed window to rear and radiator.

BATHROOM 6'8 x 6'1 (2.03m x 1.85m)
Appointed with a white suite of twin grip panelled bath with mains thermostatic shower above and splash screen, pedestal wash basin, low flush w.c, chrome heated towel rail, upvc double glazed window, part tiled walls, shaver socket and extractor fan.

OUTSIDE
To the front of the property there are two parking spaces and a gated path which leads to the entrance porch alongside a small front garden with timber fencing. A gated side path leads to the good sized rear garden which includes a paved patio with lawned garden beyond, all of which is enclosed with 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).

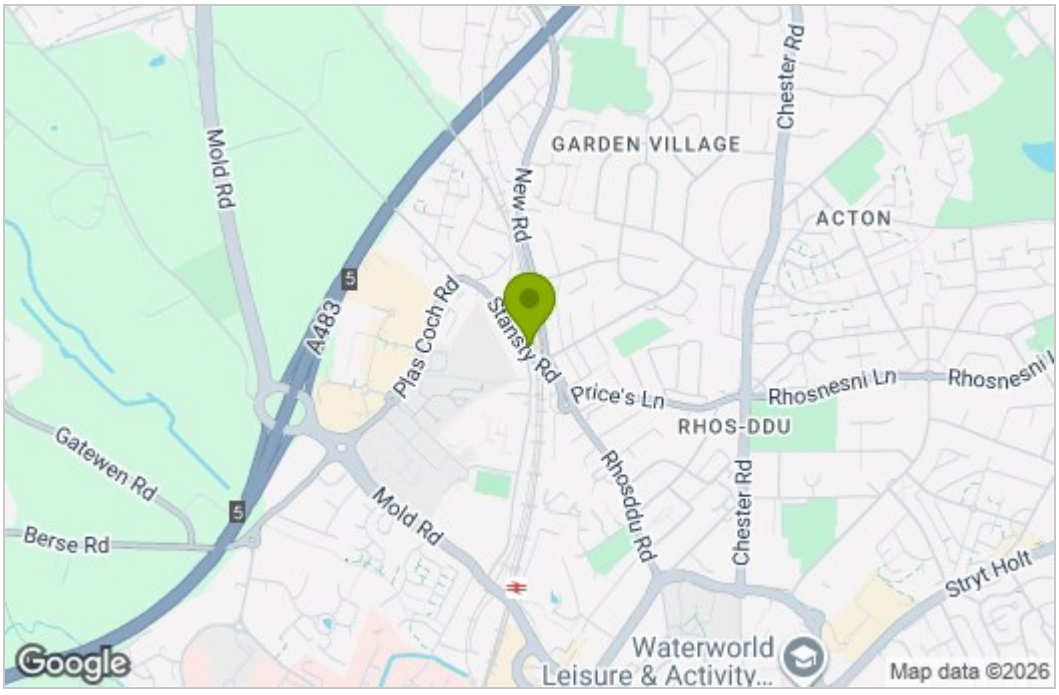




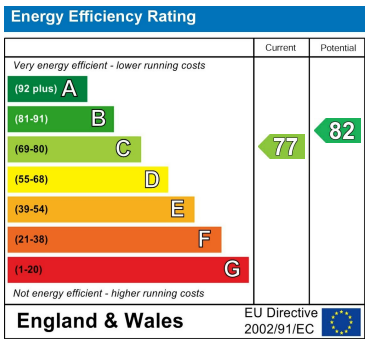




Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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