REID & ROBERTS

INDEPENDENT ESTATE AGENTS



83 Lamberton Drive

Brymbo, Wrexham, LL11 5FN

£825

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Entrance Hallway
Wood laminate flooring, double panel radiator, intercom entry system, wall mounted thermostat, ceiling light points and smoke alarm. Built-in storage cupboard with hanging rails, shelving and electric meter.

Lounge
14'0" x 13'10" (4.28 x 4.24m)
Spacious reception room with two double panel radiators, television and power points, two ceiling light points and uPVC double glazed window with fitted Venetian blinds. Double doors lead into the kitchen.

Kitchen
8'11" x 8'4" (2.74 x 2.56m)
Fitted with a range of wall, base and drawer units with wood-effect worktops, tiled flooring, integrated gas oven with hob and extractor over, space and plumbing for washing machine, space for freestanding fridge freezer, inset sink with drainer and mixer tap, recessed spotlighting and extractor fan.

Bathroom
8'2" x 5'1" (2.49 x 1.56m)
Modern suite comprising panelled bath with mains shower and handheld attachment over, low level WC, wash hand basin, shaving point, extractor fan, recessed spotlighting, tiled flooring and part tiled walls.

Bedroom One
8'3" x 11'8" (2.53 x 3.56m)
Good sized double bedroom with fitted wardrobes incorporating hanging rails and shelving, double panel radiator, central ceiling light point and double glazed window to side elevation.

Bedroom Two
7'5" x 8'4" (2.28 x 2.55m)
Second bedroom with double glazed window to side elevation, double panel radiator and ceiling light point.









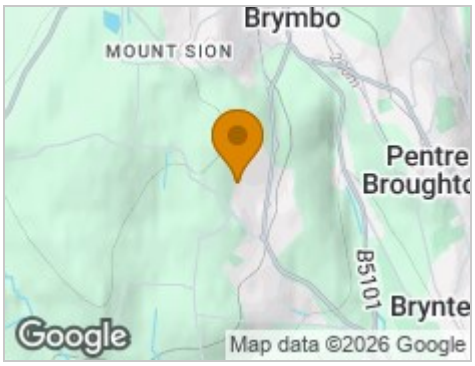
Road Map



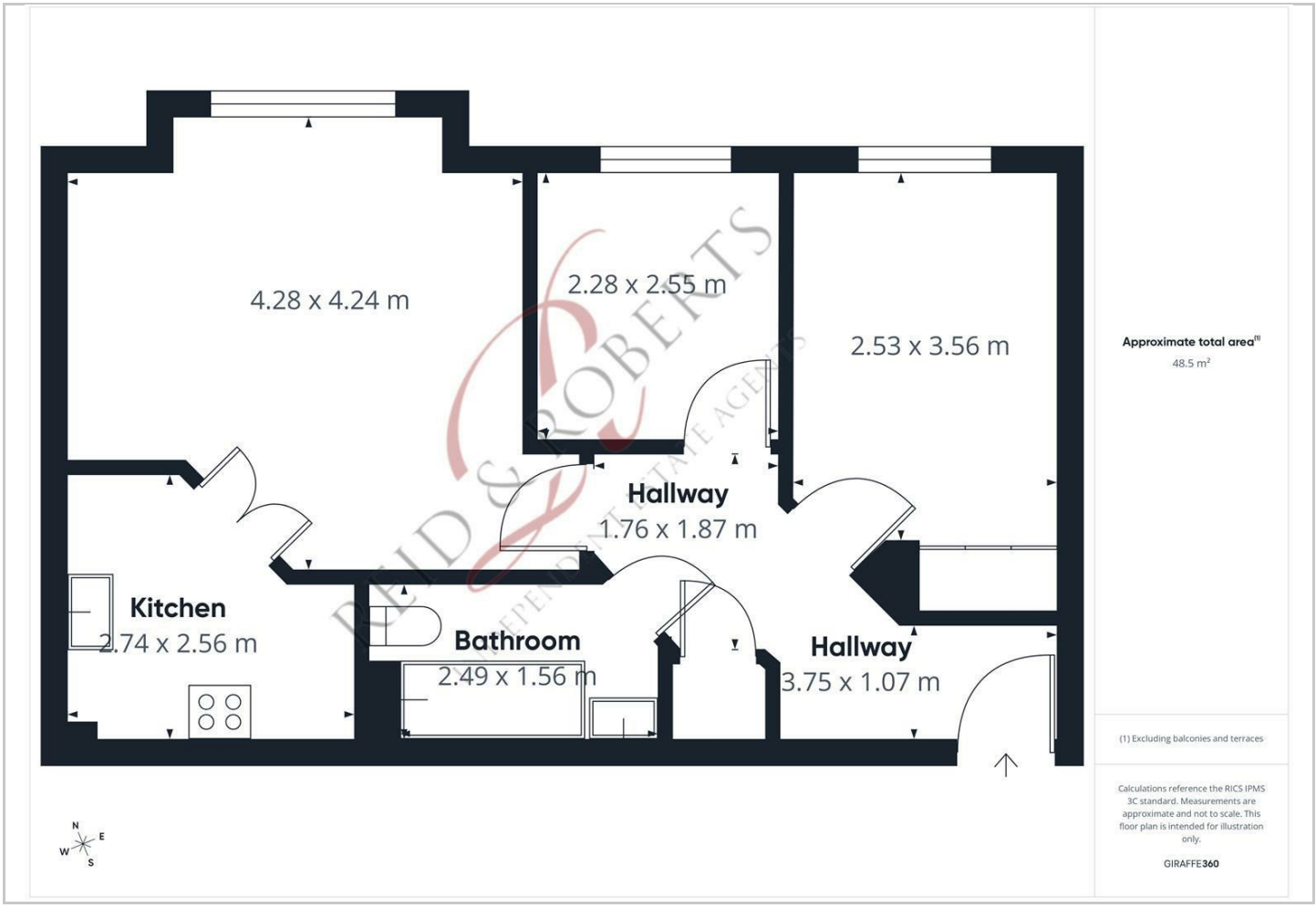
Hybrid Map



Terrain Map



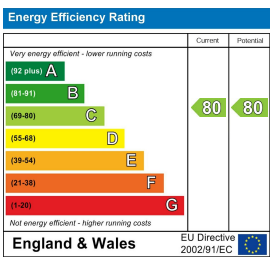
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

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.

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