



The Laurels Penygraig Road

Brymbo, Wrexham, LL11 5AD

£420,000



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Location

Brymbo is a village steeped in industrial heritage, once home to the renowned Brymbo Steelworks, which for many years was one of the region's principal employers. Today, the village embraces its rich past through the nearby Brymbo Heritage Site, home to the remarkable 300-million-year-old fossil forest, one of the area's most significant archaeological discoveries.

Despite its historic and semi-rural setting, the property enjoys a highly convenient location, lying approximately two miles from Wrexham city centre. A comprehensive range of amenities, including supermarkets such as Morrisons, well-regarded schools, leisure facilities, and excellent transport links, are all within easy reach, offering the perfect balance of countryside living and modern convenience.

Entrance Porch

The property is entered via a double glazed entrance door into the entrance porch, featuring mosaic tiled flooring and UPVC double glazed windows surrounding. Double doors lead into the entrance hallway.

Entrance Hall

The entrance hallway features carpeted flooring, a double panelled radiator, ceiling light point, telephone point, Hive heating controls, and an understairs storage cupboard. Doors lead to the lounge, sitting room, and kitchen.

Lounge

UPVC double glazed bay windows to the front and side elevations flood the room with natural light while enjoying stunning far-reaching views across the Cheshire Plains. A beautiful original Adam-style feature fireplace with a tiled hearth provides an attractive focal point, adding character and charm to the room. Further benefits include a panelled radiator and ceiling light point.

Sitting Room

UPVC double glazed bay windows to the front and side elevations flood the room with natural light while framing stunning far-reaching views across the Cheshire Plains. A beautiful original Adam-style feature fireplace incorporating a functional log-burning stove set upon a tiled hearth, creates an impressive focal point and adds a wealth of character and charm. Further benefits include a panelled radiator and ceiling light point.

Kitchen

The kitchen is fitted with a range of wooden wall, drawer, and base units with complementary worktop surfaces incorporating a one-and-a-half stainless steel sink unit with mixer tap over with boiling water tap. There is space for a Beko oven with extractor fan above, together with space and plumbing for a dishwasher. Further benefits include tiled flooring, splashback tiling, a double panelled radiator, wooden ceiling, ceiling light point, a UPVC double glazed internal window to the conservatory, and an illuminated glazed display cabinet.

A door leads to the inner hallway.

Inner Hallway

Doors off to utility area and conservatory.

Utility area

The utility room is fitted with a stainless steel sink unit with mixer tap over and provides space and plumbing for a washing machine together with space for a freestanding fridge/freezer. Further benefits include tiled flooring, a panelled radiator, a UPVC double glazed window to the side elevation, and a UPVC double-glazed internal window overlooking the conservatory.

A door leads to the downstairs WC.

Downstairs W.C.

Fitted with a low level WC, wash hand basin set within a vanity unit, electric panelled radiator, and a UPVC double glazed frosted window to the side elevation.

Conservatory

Providing an excellent additional reception space, the conservatory features vinyl flooring, a double panelled radiator, and UPVC double glazed windows allowing for an abundance of natural light.

Double glazed French doors provide direct access to the rear garden. The conservatory also benefits from access to two useful store rooms, offering excellent additional storage. One is currently utilised as a fitness/storage area and benefits from UPVC double glazed windows to the side elevation and a ceiling fan, while the second provides further storage.

First Floor accommodation

The spacious landing features a ceiling light point and a UPVC double glazed window to the front elevation, enjoying stunning far reaching views across the Cheshire Plains. Stairs rise to the third floor accommodation, while doors lead to four bedrooms, the family bathroom, and a separate WC.

Bedroom One

A generously proportioned double bedroom featuring carpeted flooring, a panelled radiator, and a UPVC double glazed window to the front elevation enjoying stunning views across the Cheshire Plains. Further benefits include a ceiling fan with integrated light.

Bedroom Two

Another generous double bedroom featuring carpeted flooring, a panelled radiator, and a UPVC double glazed window to the front elevation enjoying far reaching views across the Cheshire Plains. The room also benefits from a ceiling fan with integrated light.

Bedroom Three

Currently utilised as a games room, Bedroom Three features carpeted flooring, a panelled radiator, ceiling spotlights, and a UPVC double glazed window to the rear elevation.

Bedroom Four

Currently utilised as a home office/study, Bedroom Four features carpeted flooring, a panelled radiator, ceiling light point, and a UPVC double glazed window to the rear elevation. Offering versatile accommodation, the room could easily be used as a bedroom, study, or hobby room.

Bathroom

The family bathroom is fitted with a three piece suite comprising a panelled bath with mixer tap and handheld shower attachment, corner shower enclosure fitted with an electric Triton shower. Additional features include a wash hand basin set within a vanity unit, radiator with heated towel rail, shaver point, ceiling light point, and a UPVC double glazed frosted window to the side elevation.

Separate W.C.

Fitted with a low level flush WC and a wash hand basin set within a vanity unit. Additional features include wood effect flooring, a radiator, ceiling light point, and a UPVC double glazed frosted window to the rear elevation.

Stairs to the second floor

Loft Room One

A spacious and versatile loft room featuring carpeted flooring, inset ceiling spotlights and power sockets, and a double glazed Velux skylight window allowing for an abundance of natural light. The room also benefits from useful storage within the eaves. Door to storage cupboard within the eaves.

Loft Room Two

A further versatile loft room featuring carpeted flooring and power sockets, a double glazed Velux skylight window, and useful eaves storage.

Outside

A true highlight of the property is the beautifully landscaped and exceptionally well maintained rear garden, thoughtfully arranged with three attractive tiers to create a wonderful outdoor space for both relaxation and entertaining. Immediately outside the conservatory is a generous patio seating area, ideal for outdoor dining, complemented by a charming summerhouse and a useful storage shed. Steps lead down through the gardens to further lawned areas surrounded by mature trees, established shrubs, and attractive planting. A decorative tree lined archway provides a charming focal point, while stepping stone pathways lead to an additional garden shed. Further benefits include external power points, an outside water tap, and gated side access to the front of the property.

At the foot of the garden, electric double gates provide access to a private off road parking area and the detached garage. And a covered carport, which is ideal for drying washing on rainy days or providing additional sheltered outdoor space.

Tel: 01978 353000

Garage

The detached garage is well appointed with electrically operated garage doors, power, lighting, and an electric vehicle charging point. Internally, it has been thoughtfully partitioned to create a practical storage area whilst retaining generous garage space, offering excellent versatility. The garage roof is fitted with solar panels, enhancing the property's energy efficiency. To the front, a spacious driveway provides ample off-road parking for several vehicles.

Additional Notes

The Property is fitted with a security System, Electric powered gates and electric garage doors,

Council Tax Band Band E

Estimated cost

£2,821.97 per year

Local authority

Wrexham

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Services.

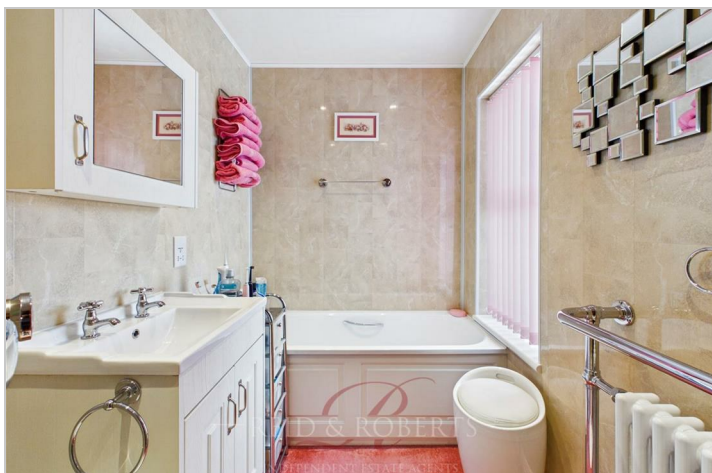
The agents have not tested the appliances listed in the particulars.

Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.



Road Map



Hybrid Map



Terrain Map



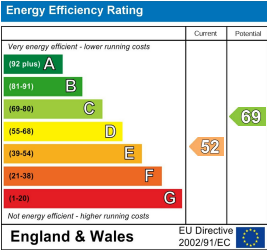
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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