



7 Sheppard Street

Brymbo, Wrexham, LL11 5FF

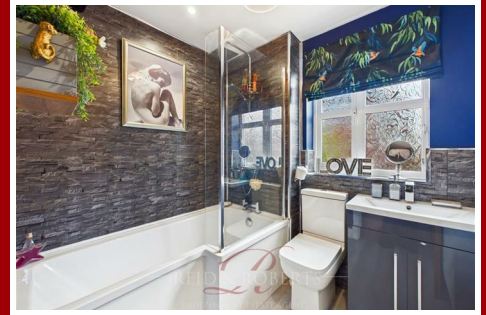
Offers Over £260,000



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Property Description

Reid & Roberts are delighted to present this beautifully appointed three bedroom townhouse, situated within the popular residential area of Brymbo. Finished to an exceptional standard throughout, the property offers spacious and versatile accommodation arranged over three floors.

The property briefly comprises a welcoming entrance hallway, contemporary downstairs WC, bespoke Wren kitchen with integrated appliances, spacious lounge with feature media wall, and a bright conservatory overlooking the rear garden. To the first floor are two well proportioned bedrooms with fitted wardrobes and a modern family bathroom.

Occupying the entire top floor is the impressive principal bedroom suite, beautifully designed with bespoke Hammonds fitted furniture, feature media wall, and a luxurious spa-inspired en suite complete with jet spa bath and Hydrojet steam shower. Externally, the property benefits from a low maintenance rear garden with a beautiful seating area and versatile summerhouse, ideal for entertaining or housing a hot tub. This exceptional home must be viewed to fully appreciate the high specification and contemporary finish throughout.

Located within the popular village of Brymbo, there are excellent road links to the A483 bypass and Wrexham City centre which allows for daily commuting to the major commercial and industrial centres of the region. There are a range of convenient shopping facilities and social amenities within the villages of Brymbo and Tanyfron and the area is within the catchment for both primary and secondary schools. There are picturesque countryside walks nearby.

Entrance Hallway

The entrance hallway features a ceiling light point. Stairs rise to the second floor accommodation, while doors lead off to the downstairs WC, kitchen, and lounge.

Downstairs WC

Fitted with a low level flush WC and a wash hand basin set within a vanity unit with mixer tap over. Additional features include a heated towel rail, ceiling light point, and a UPVC double glazed window to the side elevation.

Kitchen

Beautifully fitted with a bespoke floor to ceiling Wren kitchen incorporating a range of contemporary wall, drawer, and base units designed to maximise both storage and style. The kitchen is complemented by integrated appliances and quality finishes throughout, creating an impressive and practical entertaining space.

Lounge

The spacious lounge provides an excellent living and entertaining area centred around a stylish bespoke media wall creating a contemporary focal point within the room.

Conservatory

Accessed via French doors from the lounge, the bright conservatory offers a versatile additional reception space overlooking the rear garden, ideal for dining, relaxing, or entertaining.

First Floor Accommodation

The landing features carpeted flooring, a double panelled radiator, ceiling light point, and a UPVC double glazed window to the side elevation allowing for natural light.

The landing also benefits from an airing cupboard housing the hot water tank. Doors lead off to Bedrooms Two and Three, along with the family bathroom, while stairs rise to the top floor accommodation.

Bedroom Two

Bedroom Two features carpeted flooring, a double panelled radiator, and two UPVC double-glazed windows to the rear elevation. The room also benefits from built in wardrobes with hanging rails and shelving.

Bedroom Three

Bedroom Three features carpeted flooring, a double-panelled radiator, ceiling light point, and a UPVC double glazed window to the front elevation. The room further benefits from built-in wardrobe space with double doors.

Family Bathroom

The stylish family bathroom is fitted with a modern suite comprising a P-shaped bath with mixer tap over, waterfall style shower head, and separate handheld shower attachment. Additional features include a wash hand basin set within a vanity unit with mixer tap over, low-level WC, double-panelled radiator, inset ceiling spotlights, ceiling light point, and a UPVC double glazed frosted window to the front elevation.

Stairs to Second Floor

Principle Bedroom

Occupying the entirety of the top floor, the impressive principal bedroom has been thoughtfully designed to create a luxurious and relaxing retreat. The room features carpeted flooring, a UPVC double glazed window to the front elevation, ceiling light point, inset spotlights, feature wall lighting, and loft access. A standout feature is the bespoke fitted furniture incorporating custom made Hammonds wardrobes, dressing space, storage cupboards, and a built in seating area. The contemporary media wall with illuminated display shelving and ambient LED lighting further enhances the sophisticated feel of the room. A door leads directly through to the stunning en suite bathroom.

En Suite

The luxurious four piece en suite has been beautifully appointed to create a true spa-like environment. Fitted with tiled flooring, inset ceiling spotlights, part tiled walls, and a skylight window allowing for natural light, the suite comprises twin wash hand basins, low level WC, heated towel rail, and an additional wall mounted radiator.

The impressive jet spa bath with mixer tap and handheld shower attachment provides the perfect place to unwind, while the contemporary Hydrojet steam shower enclosure incorporates body jets, seating area, and waterfall style shower for a premium finish rarely found in properties of this type.

Outside

Externally, to the front of the property there is a neatly maintained lawned area complemented by established shrubs and planting, creating an attractive

approach to the home.

To the rear, the property benefits from a beautifully presented low maintenance garden designed for relaxing and entertaining. The garden enjoys an attractive seating area alongside a versatile summerhouse, ideal for use as an outdoor entertaining space or for housing a hot tub. The outdoor space complements the modern interior perfectly, creating a fantastic extension of the home.

The property further benefits from three allocated parking spaces located to the rear.

EPC Rating

C

Council Tax Band.

D

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.

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.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

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.

Tenure

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

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



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.