



Charles Street, Wrexham, LL11 5FL Asking price £142,500

27 Charles Street, Brymbo, Wrexham - We are acting in the sale of the above property and have received an offer of £142,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. The Energy Performance Certificate Rating is C.

Located in an ATTRACTIVE, SMALL CUL DE SAC; OF SOME DOZEN DWELLINGS in all, is this END OF TERRACE PROPERTY which would be IDEALLY SUITED TO A FIRST TIME BUYER(YERS), a typical mews type property in that it is SUPRISINGLY SPACIOUS INTERNALLY and offers COMFORTABLE & CONTEMPORARY STYLED HOME. Some superficial refurbishment is required to the property but the main FIXTURES & FITTINGS REMAIN IN GOOD ORDER. The property briefly comprises of open porch, hallway, kitchen/breakfast room, lounge and downstairs wc whilst upstairs there are THREE BEDROOMS (a very good double, a single and a nursery or home office.) as well as the main bathroom which has a MIXER TAP SHOWER over the bath. Externally there is a driveway at the side which CAN ACCOMMODATE TWO VEHICLES whilst immediately in front of the dwelling the garden area is laid to lawn. Access to the ENCLOSED REAR GARDEN may be gained through a full height timber gate at the side of the property and a flagged footpath leads to the rear garden which is laid to lawn and has a metal Garden Storage Shed and seating area.



Approach

Located at the end of a terrace of dwellings on the left hand side of a small cul de sac, the property is approached directly on single width flagged footpath with a tarmac driveway on the left and a garden area laid to lawn on the right hand side.

Hallway

You enter through a composite, part glazed, front door into the hallway which has three internal doors running off (kitchen/breakfast room, lounge and downstairs wc), stairwell to first floor accommodation with an open storage area underneath the stairs. Radiator, hard wired smoke detector, ceiling rose, telephone point and thermostatic heating control.

Kitchen/ Breakfast Room 15'1" x 7'3" (4.61m x 2.21m)

A very good sized room which can easily accommodate a dining table, there are a comprehensive range of both base and wall mounted kitchen cabinets with wall tiles in between. Front facing uPVC double glazed window with vertical blinds above an inset sink with single drainer and mixer tap, integrated electric cooker, inset gas hob and a pull out extractor above. Plumbing for a washing machine and another under the worktop space for storing an appliance. Two ceiling lights with glass shades, radiator, lino flooring.

Lounge 13'9" x 10'4" (4.20m x 3.17m)

Rear facing uPVC double glazed patio door with windows either side all with vertical blinds, radiator, ceiling rose and TV point.

Downstairs WC

Front facing uPVC double glazed window with privacy glass, low level wc with push button flush, pedestal wash basin, radiator, wall mounted RCD unit and lino flooring.

Stairwell & Landing

When ascending the staircase, the hand rail is on the left hand side, on reaching the landing there are five internal doors (three bedrooms, bathroom and airing cupboard), attic hatch, hard wired smoke detector and ceiling rose.

Bedroom One 11'11" x 11'3" (3.64m x 3.45m)

This bedroom has generous proportions and enjoy a double aspect with two front facing uPVC double glazed windows with vertical blinds, built in wardrobes and radiator.

Bedroom Two 9'4" x 7'2" (2.87m x 2.20m)

Rear facing uPVC double glazed window with vertical blinds, radiator and ceiling rose.

Bedroom Three 7'3" x 6'4" (2.22m x 1.94m)

Rear facing uPVC double glazed window with vertical blinds, radiator and ceiling rose.

Bathroom 6'6" x 5'6" (2.00m x 1.70m)

Side facing uPVC double glazed window with privacy glass which has a roller blind, low level wc with push button flush, pedestal wash basin, panelled wash basin with mixer tap shower attachments including a wall mounted shower head. Half tiled walls surrounding the three piece bathroom suite, radiator, shaver plug, extractor, ceiling light, wall mounted mirrored bathroom cabinet and lino flooring.

Rear Garden

Flagged footpath along the gable end leads to an enclosed rear garden with slatted timber fencing with the rear garden being almost exclusively to lawn. Metal external storage shed and seating area.

Disclaimer

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 most 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	87		

Energy Efficiency Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), G (Not energy efficient - higher running costs)

Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), G (Not environmentally friendly - higher CO₂ emissions)

England & Wales EU Directive 2002/91/EC

