

Town & Country

Estate & Letting Agents

Brunel Court, Wrexham

£245,000



This attractive three-bedroom detached home offers well-proportioned accommodation ideally suited to modern family living. The ground floor features a welcoming entrance hallway, convenient downstairs WC, a spacious kitchen/diner and a bright living room with patio doors opening directly onto the rear garden. To the first floor are three bedrooms, including a generous principal bedroom with its own en-suite shower room, together with a modern family bathroom and useful built-in storage. Outside, the property benefits from an enclosed rear garden with lawn and decked seating area, providing an ideal space for relaxing or entertaining. Further advantages include two allocated parking spaces and an EV charging point. Conveniently positioned in Wrexham, the property is well placed for local amenities, schools and transport links, making it an excellent choice for a wide range of buyers.

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DESCRIPTION

A well-presented three-bedroom detached home offering spacious and practical accommodation arranged over two floors. The property features a modern kitchen/diner, bright living room with patio doors opening onto the rear garden, downstairs WC, principal bedroom with en-suite, two further bedrooms and a family bathroom.

Externally, there is an enclosed rear garden with lawn and decking, two allocated parking spaces and an EV charging point. An appealing home well suited to families, couples and buyers seeking convenient access to Wrexham and the surrounding area.

LOCATION

Brunel Court is conveniently positioned within Wrexham, providing easy access to the city centre and its wide range of shops, supermarkets, leisure facilities and everyday amenities. The property is also well placed for local schools and transport connections, with access to the A483 providing convenient links towards Chester, North Wales and the wider road network. Wrexham railway stations also provide connections to surrounding towns and cities, making the location suitable for commuters as well as those looking to remain close to the amenities of Wrexham.



ENTRANCE HALL

17.21' x 3.84'

The property is entered via a composite front door into the entrance hallway with tiled flooring. The hallway provides access to the downstairs WC, living room and kitchen/diner, with stairs rising to the first-floor accommodation on the right hand side. There is also useful under-stairs storage.

DOWNSTAIRS W/C

3.04' x 7.11'

The downstairs WC comprises a WC and wall-mounted wash basin, with partial tiling around the wash basin area. Further features include a small radiator and an opaque UPVC double-glazed window overlooking the front elevation.



LIVING ROOM

11.32' x 14.72'

A well-proportioned living room featuring large UPVC double-glazed patio doors opening directly onto the rear garden, allowing plenty of natural light into the room. There is also a further UPVC double-glazed window, two radiators and dark wood-effect laminate flooring.



KITCHEN/DINER

16.53' x 7.64'

The kitchen/diner features tiled flooring flowing through from the entrance hallway, complemented by modern black metro-style splashback tiling.

The kitchen is fitted with a range of cream-coloured wall and base units with wood-effect work surfaces, providing ample storage and preparation space. Integrated appliances include an oven, gas hob and dishwasher, while there is also a stainless-steel sink, plumbing and space for a washing machine, and space for a fridge/freezer. A UPVC double-glazed window overlooks the front elevation, while a composite door with an opaque double-glazed panel provides access to the rear garden.



FIRST FLOOR LANDING

6.53' x 7.27'

The first-floor landing provides access to all three bedrooms and the family bathroom. There is also a useful built-in storage cupboard positioned above the staircase.



BEDROOM ONE

11.35' x 11.14'

A well-proportioned principal bedroom featuring a large UPVC double-glazed window overlooking the rear elevation, with a radiator positioned beneath. The room is finished with light-coloured carpeting and benefits from its own en-suite shower room.



BEDROOM TWO

27.72' x 12.95'

A generously sized double bedroom featuring a UPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath. The room is finished with beige carpeting.



EN-SUITE

3.12' x 9.66'

The en-suite is attractively finished with modern floor-to-ceiling tiling. It comprises a WC, wall-mounted wash basin with vanity storage beneath and a walk-in shower with wall panelling. An opaque UPVC double-glazed window overlooks the side elevation, with a radiator positioned beneath.



FAMILY BATHROOM

8' x 5.31'

The family bathroom features tiled flooring and partial wall tiling, including tiling around the bath and WC areas. The suite comprises a bath, WC and freestanding wash basin. Further features include a radiator, ceiling ventilation and an opaque UPVC double-glazed window overlooking the side elevation.



BEDROOM THREE

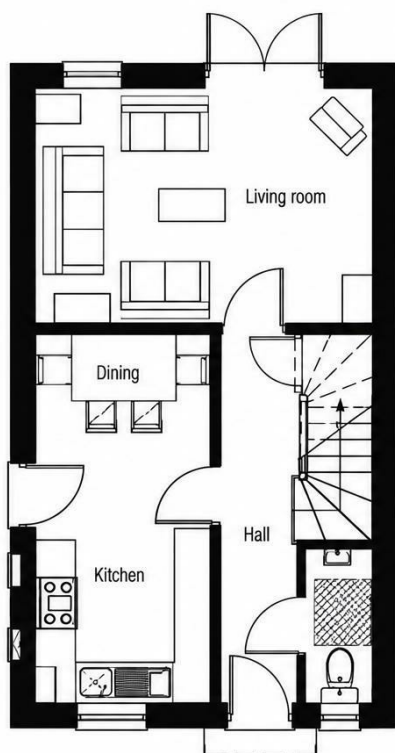
9.90' x 6.62'

A further well-proportioned bedroom featuring a UPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath.

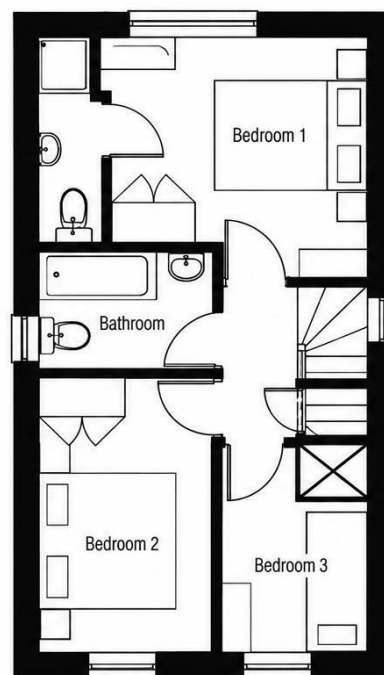


REAR GARDEN

To the rear is an enclosed garden featuring a lawned area, decked seating space and a pathway leading to a timber side gate. The property also benefits from two allocated parking spaces to the rear, together with an EV charging point conveniently positioned for access from the parking area.



Ground Floor Layout Plan



First Floor Layout Plan

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	