

# Town & Country

Estate & Letting Agents

Gwalia Place, Pentre Broughton

£157,000



A well presented end mews property located in the quiet village of Pentre Broughton, situated close to local amenities, primary school and a short drive to Wrexham City Centre.

The property briefly compromises

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## Entrance Hall

The property is entered through a composite double glazed front door which opens to an entrance hallway with radiator, stairs off rising to the first floor accommodation a cloak/storage cupboard and doors off opening to the cloakroom WC and living room.



## Kitchen

10'8" x 10'8"

Modern kitchen with gloss fronted units complimented by stainless steel handles along with wood affect works surface space housing a stainless steel one and a half bowl sink unit with mixer tap and mosaic tile splashback. Integrated appliances include a stainless-steel oven hob and extractor hood along with a fridge/freezer and washing machine. The flooring is timber laminate, window faces the side elevation with an ideal Combi boiler mounted upon the wall and a UPVC double glaze back door opening to the rear garden.

## Cloakroom WC

Installed with a dual flush low level WC along with a wash hand basin with a tile splashback, radiator, extractor fan and a small opaque window facing the front elevation.



## Living Room

18'10" x 10'7"

A double aspect room with windows to both front and rear elevations with radiators below, and under stairs storage cupboard and an open through way to the kitchen.

## Externally Front

To the front of the property is a lawned garden with two allocated off-road parking spaces for two properties situated to the side of the mews



## Rear Garden

With timber gated side access leading to the rear garden which is predominantly leads to lawn and enjoys a south-west

facing sunny aspect. There is also provision for an external electric supply and water supply.

## First Floor Landing

With a radiator, an arched window facing the front elevation and doors off opening to the bathroom and to both double bedrooms.



## Bedroom One

18'10" x 7'8"

With a radiator and doors off opening to the bathroom and to both double bedrooms.



## Bedroom Two

10'9" x 10'9"

With the window facing the side elevation with a radiator below



## Bathroom

Installed with a modern white suite comprising a panel bath with a mixer tap and electric shower above along with a protective glass screen, a dual flush low level WC a pedestal wash hand basin, partially tiled walls with a radiator and extractor fan and an opaque window facing the front elevation

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Viewings

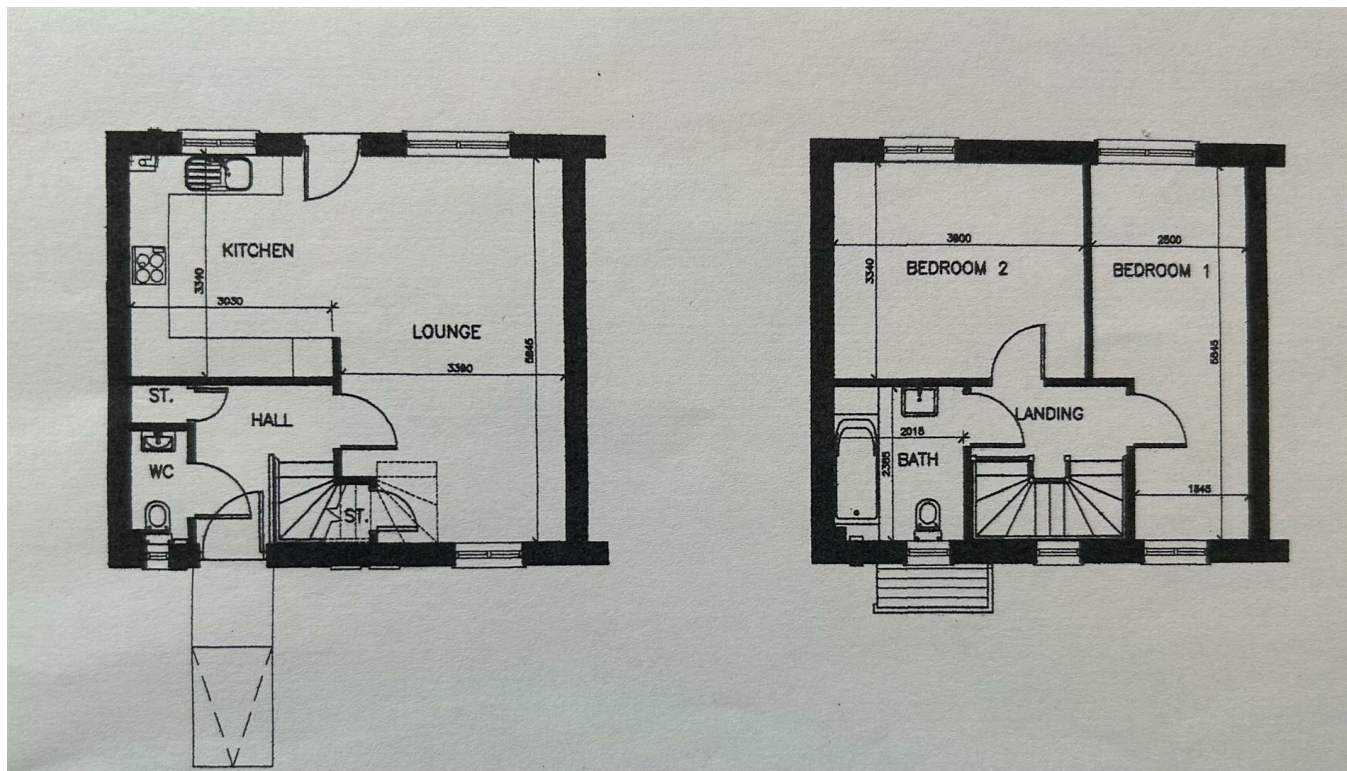
Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## Services

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

## Hours of Business

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.