

# Town & Country

Estate & Letting Agents

Moss Valley Road, New Broughton,  
Wrexham

£199,950



Forming part of this modern development within easy access of Wrexham city centre and local motorway networks as well as a host of day-to-day amenities, this extended property benefits from UPVC double glazing, gas central heating and is available with a benefit of no onward chain. Internal accommodation in brief comprises entrance hall, living room, kitchen, dining room, sitting room and off the first floor landing a family bathroom along with four bedrooms the principle of which enjoys en suite facilities. Externally to the front of the property is ample press concrete off-road parking whilst the rear garden is predominantly laid to lawn with a brick block patio area.

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## Externally Front

To the front of the property is printed concrete off-road parking for several vehicles with a canopy above the front door and courtesy light to the side.

## Entrance Hall

Composite double glazed front door opens to timber laminate flooring, a radiator, stairs off to the first floor accommodation and the door opening to the living room.



## Living Room

13'1 x 12'2

With a window facing the front elevation with a radiator below, the second radiator towards the rear of the room and glazed double doors opening to the dining room.



## Dining Room

9'3 x 7'8

Having timber laminate flooring, a radiator, and under stairs storage cupboard, open through ways to the sitting room and kitchen along with

UPVC double glazed French doors opening to the rear garden.



## Kitchen

8'7 x 7'3

The kitchen is installed with a range of grey gloss wall, base and drawer units with worksurface space housing resin single drainer sink unit with mixer tap. Integrated appliances include an oven, electric hob and extractor hood. There is space and plumbing for a washing machine, space for a tall fridge freezer, a window faces the rear elevation And there is timber laminate flooring.



## Sitting Room

22'8 x 6'2

A double aspect room with windows facing both the front and rear elevations with a radiator and recessed downlights set within the ceiling.

## First Floor Landing

With access to the loft space, an airing cupboard and doors off opening to all four bedrooms and the family bathroom.



## Bedroom One

16'9 x 6'2

With a window facing the front elevation with radiator below, recessed downlights set within the ceiling and door off opening to the ensuite shower room.



## Ensuite Shower Room

Installed with a corner shower enclosure with tiled walls, dual flush level WC, pedestal wash hand basin, chrome heated towel rail, ceramic tiled floor, recessed downlights and extractor fan set within the ceiling and an opaque window facing the rear elevation.



**Bedroom Two**

12'2 x 8'8

Having a window to the rear elevation and a radiator.



**Bedroom Three**

9'9 x 6'8

Window to the front elevation with a radiator.



**Bedroom Four**

6'6 x 8'3 max

Having a built-in wardrobe, a radiator and window to the front elevation.



**Bathroom**

Installed with a three-piece white suite comprising a panel bath with mixer tap and thermostatic shower along with the protective screen above, a dual flush low level WC, pedestal wash basin, fully tiled walls, an extractor fan set within the ceiling and an opaque window facing the rear elevation.



**Rear Garden**

Being predominantly laid to lawn with some shrub and planted borders, a brick block patio area, external light and water supply.

**Services**

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

**Viewings**

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

**To Make an Offer**

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

**Mortgage Advice**

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

**Additional Information**

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 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.

