

Town & Country

Estate & Letting Agents

New Broughton

Guide Price £210,000



Situated with a quiet cul- de-sac within a modern development with easy access to Wrexham town centre, local motorway networks and a host of day-to-day facilities. This well presented three-bedroom semidetached home enjoys the benefits of gas central heating, UPVC double glazing and in brief comprises an entrance hall, living room, a kitchen/dining room with cloakroom WC off and first floor landing which offers access to a family bathroom and three bedrooms the principal of which enjoys ensuite facilities. Externally to the front of the property is a lawn garden with a driveway running alongside the property leading to a detached brick-built garage and gated side access to the low maintenance South facing rear garden.

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Externally Front

The property is situated within a quiet cul-de-sac with a lawned front garden, canopy above the front door with a courtesy Light and alongside the property a driveway leads to a single garage and timber gated access to the rear garden

Entrance Hall

The property is entered through a composite opaque double glazed front door which opens to an entrance hall with timber laminate flooring, a radiator, stairs off rising to the first floor accommodation and a door opening to the living room.



Living Room

17'5 x 10'10

With a window facing the front elevation, a vertical anthracite tower radiator, timber laminate flooring and an electric fire with a feature stone surround the door off opens to the kitchen/dining room.



Kitchen/ Dining Room

14'3 x 8'9 max

The kitchen is fitted with a range of attractive gloss wall, base and drawer units. Ample worksurface space housing a stainless steel single drainer sink unit with mixer tap and tiled splashback. There is space for a cooker with a fixed extractor hood above, space for a fridge freezer and space and plumbing for a washing machine. The flooring is ceramic tiled with recessed downlights set within the ceiling, a door opening to the cloakroom WC, a radiator, a window facing the rear elevation and a patio door opening to the rear garden.



Cloakroom WC

With a ceramic tiled floor and installed with a dual flush low level WC along with a wash hand base and tiled splashback, a radiator and an opaque window to the side elevation.

First Floor Landing

With access to the loft, built in over the stairs store covered housing the gas Worcester combination boiler, the window to the side elevation and doors opening to the bathroom and to all three bedrooms the principal of which having an ensuite shower room



Bedroom One

13'6 x 8'4

With a window facing the front elevation, a radiator and a door opening to the ensuite



Ensuite Shower Room

Installed with a separate shower enclosure with thermostatic shower, a dual flush low level WC, wash basin, fully tiled wall and ceramic tiled floor and an extractor fan set within the ceiling.



Bathroom

Installed with a panel bath with a thermostatic dual head shower and protective screen above, a dual flush low level WC, a pedestal wash hand basin with mixer tap, partially tiled walls with a chrome heated towel rail and extractor fan, ceramic tiled floor and an opaque window facing the rear elevation.



Bedroom Two

8'4 x 10'1

With the window to the rear elevation and the radiator below

Bedroom Three

7'6 x 5'4

Having a window facing the front elevation with the radiator below



Rear Garden

A South facing rear garden being predominantly low maintenance, paved patio areas with a low timber gate opening to artificial lawn and gravel play area to the rear, all enclosed by timber fence panels and having an outside light and water supply.

Garage

16'9 x 8'8

Detached pitched roof garage with power and light a UPVC opaque double glaze side access door and up and over garage door to the front.



Total floor area 71.6 m² (771 sq.ft.) approx

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	72
(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	