

# Town & Country

Estate & Letting Agents

Ogwen Close, New Broughton, Wrexham

£325,000



Situated on the crest of a hill boasting the most beautiful far-reaching views, this four bedroom freshly decorated detached family home has not only been extended, but much improved by the current and original owner. The property benefits from gas central heating and UPVC double glazing, and comprises; entrance hall, cloakroom W/C, study, lounge, an open through kitchen/diner leading into an orangery and a large utility room. The first floor landing offers access to a principal bedroom with an en-suite, with three further bedrooms and a family bathroom. Externally, the front of the property has a well-stocked lawned and shrub garden with side access available to the rear garden. The enclosed rear garden has a paved patio to the front, a decked patio area to the rear, and is predominantly lawned with gravelled and shrub, flowerbeds, and external water supply and having a timber built storage area to the side. Viewings come highly recommended!

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## Entrance

19'2 x 5'6

The property is entered via a composite double glazed door to front, opening to an inviting entrance hall. Ceramic tiled flooring. Stairs to first floor accommodation with spindle balustrades. Radiator. Doors to:



## Lounge

16'5 x 10'4

Featuring a cast iron backlit multi-fuel stove sat upon exposed brick hearth and an oak mantle. Double glazed bay window to front. Radiator. Open throughway to kitchen/diner.



## Kitchen/Diner

25'6 x 10'4

A stylish open kitchen/diner fitted with an array of shaker style wall, base and drawer units with complementary wood grain effect work surfaces. The work surface houses a resin a one and a half bowl sink unit and drainer with a mixer tap and tiled splashbacks. Integrated oven, hob and extractor hood above. Integrated dishwasher. Space for fridge-freezer. Ceramic tiled flooring. Chrome column radiator. Double glazed door with oak lintel to rear.



## Study

9'6 x 6'9

Rustic wooden wall. Oak exposed lintel. Double glazed window to front. Radiator.

## Utility Room

9'1 x 7'5

Installed with a floor-to-ceiling larder cupboard housing a gas combination boiler. Fitted with base units and worksurfaces above with space and plumbing for a washing machine and dryer. Ceramic tiled flooring. UPVC double glazed door to the side. Radiator.

## Cloakroom

Low level W/C. Wash hand basin with mixer tap and tiled splashbacks. Chrome heated towel rail. Ceramic tiled flooring. Extractor fan.



## Orangery

10'8 x 9'9

Ceramic tiled flooring with underfloor heating. Double glazed windows offering lovely views of the rear garden, with two

skylights. Inset spotlights. UPVC double glazed French doors to rear garden.

## Landing

Doors to:



## Master Bedroom

13'3 x 10'3

Fitted double wardrobe with sliding mirrored doors and a range of base cabinets. Double glazed window to rear. Radiator. Door to en-suite.



## En-Suite

8'3 x 4'4

Ensuite shower room, 8'3" x 4'4" Installed with a modern white suite, comprising an oversized corner shower enclosure with dual head, thermostatic shower, dual flush, low-level WC, pedestal, wash, hand basin, with mixer tap, chrome heated towel rail, fully tiled walls, extractor fan, and an opaque window faces the front elevation.



## Bedroom Two

12'4 x 8'2

Fitted double wardrobe. Double glazed window with excellent views to countryside. Radiator.



## Bedroom Three

10'1 x 7'5

Double glazed window to rear. Radiator.

## Bedroom Four

7'2 x 7'0

Double glazed window to rear. Radiator.



## Bathroom

8'2 x 7'5

Low level W/C, a recently installed

shower with full panelling, pedestal wash hand basin with mixer tap. Panel enclosed bath with mixer tap. Partially panelled walls. Built-in storage cupboards. Opaque double glazed window to front. Radiator.



## Outside

Externally, the front of the property has a well-stocked lawned and shrub garden with side access available to the rear garden. The enclosed rear garden has a paved patio to the front, a decked patio area to the rear, and is predominantly lawned with gravelled and shrub, flowerbeds, and external water supply and having a timber built storage area to the side.

## Viewings (Wrexham)

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

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

## Services (Wrexham)

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

## Mortgage Advice (Wrexham)

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.

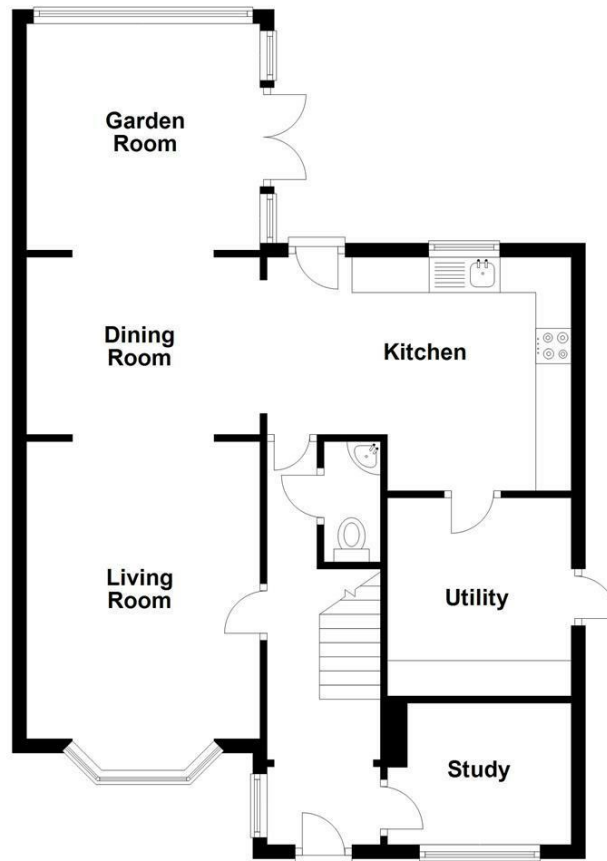
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

## Hours of Business (Wrexham)

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

## Additional Information (Wrexham)

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.



**Ground Floor**

Approx. 70.4 sq. metres (757.8 sq. feet)

Total area: approx. 124.9 sq. metres (1344.9 sq. feet)

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