

# Town & Country

Estate & Letting Agents

Coed Efa Lane, New Broughton

£425,000



This attractive and spacious bungalow sits on a generous plot along a quiet unadopted road, offering easy access to Wrexham city centre, motorway links, and local amenities. The home benefits from UPVC double glazing and gas central heating. Inside, the property features a welcoming entrance hall, a large living room with oak fire surround, and a modern kitchen/dining room leading into a bright Orangery. There are three double bedrooms, including a principal bedroom with fitted wardrobes and a stylish en-suite, plus a contemporary four-piece family bathroom. Outside, there is ample off-road parking, a one-and-a-half-size garage, and beautifully maintained gardens. The rear garden includes a spacious patio, ornamental pond, summer house, and access to an additional garden area with two greenhouses.

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

**TEL: 01978 291345**



## DESCRIPTION

This beautiful, light, and spacious bungalow sits on a generous plot off an unadopted road, with easy access to Wrexham city centre, local motorway networks, and a range of everyday amenities and facilities. The property is UPVC double glazed and benefits from gas central heating. The internal accommodation, in brief, comprises an inviting entrance hall, a spacious sitting room featuring a beautiful oak fire surround, and a kitchen/dining room fitted with a range of contemporary wall, base, and drawer units. An Orangery extends off the dining area. The property also includes a modern four-piece family bathroom and three double bedrooms, the principal of which features fitted bedroom units and a lovely en-suite shower room. Externally, to the front and side of the property, there is ample off-road parking in front of a one-and-a-half-size garage. The front garden is beautifully maintained, with a lawn and established, colourful shrub borders. The rear garden boasts a large paved patio area with steps rising to a well-stocked garden, complete with an ornamental pond, a summer house, and gated access to a further, smaller garden with two greenhouses.



## LOCATION

New Broughton is a popular and well-established residential area on the outskirts of Wrexham, offering a perfect blend of suburban tranquillity and excellent connectivity. The area benefits from a strong sense of community, with local shops, schools, and everyday amenities all within easy reach. Wrexham city centre is just a short drive away, providing a wide range of retail, dining, and leisure facilities, while nearby road links—including the A483—offer convenient access to Chester, North Wales, and the wider motorway network. Surrounded by open countryside and green spaces, New Broughton also appeals to those who enjoy walking, cycling, or simply relaxing outdoors, all while being close to transport and education.



## ENTRANCE HALL

14'6 x 7'9

Accessed via a woodgrain-effect composite door with leaded double-glazed inserts, the entrance hall features woodgrain-effect laminate flooring, a column-style radiator, and recessed downlights. There is a double-door cloakroom/storage cupboard with lighting. Doors lead to the cloakroom WC, all three bedrooms, and the family bathroom. Glazed doors open to both the kitchen/dining room and the living room.



## LIVING ROOM

20'8 x 12'9

With woodgrain-effect laminate flooring, this spacious room includes two bow windows to the front elevation with radiators beneath, and an additional window to the side. The ceiling is textured and coved with an ornate finish. A feature living flame burner-style fireplace sits on a granite hearth with an oak surround. A glazed door leads to the kitchen/dining room.





## KITCHEN/DINING ROOM

29'4 x 17'3

This superb, spacious room features porcelain tiled flooring throughout, two column-style radiators, a side window, and a stable-style back door with adjacent window. Recessed downlights are set into the ceiling. The contemporary gloss-fronted kitchen is fitted with an array of wall, base,

and drawer units with stainless steel handles and woodgrain-effect work surfaces. A stainless steel one-and-a-half bowl sink with mixer tap is integrated into the worktop. Integrated appliances include a stainless steel double oven, five-ring gas hob, base-level fridge, and a tall fridge freezer. A patio door leads into the Orangery.





## ORANGERY

15'8 x 8'3

Continuing with porcelain tiled flooring from the kitchen/dining room, the Orangery features a tower-style column radiator, views over the rear garden, and recessed downlights in the ceiling.



## BEDROOM ONE

17'7 x 11'6

Fitted with a range of units including wardrobes with mirrored inserts, a dressing table, bedside cabinets, and a corner unit. A rear-facing window has a radiator below, and a glazed door opens to the en-suite shower room.



## EN-SUITE SHOWER ROOM

7'6 x 6

Installed with a modern three-piece suite comprising an oversized shower enclosure with dual-head thermostatic shower and integrated shelving, a dual-flush low-level WC, and a vanity unit with wash basin and mixer tap. Ceramic tiled flooring, partially tiled walls, a radiator, opaque rear-facing window, extractor fan, and recessed downlights complete the room.





## BEDROOM TWO

14'3 x 10'4

Front-facing window with a radiator beneath.



## BEDROOM THREE

12'5 x 9'5

Also features a front-facing window and radiator.



## FAMILY BATHROOM

13'10 x 7'6

Installed with a four-piece suite comprising a corner spa bath with mixer tap and shower extension, a low-level WC, pedestal wash basin, and corner shower enclosure with thermostatic shower. A built-in shelved storage cupboard houses the Worcester gas boiler. The floor is tiled with poly tiles, and the walls are fully tiled. Additional features include a column-style radiator with integrated chrome towel rail, a side-facing window, and recessed ceiling downlights.



## EXTERNALLY

The property is accessed via double timber gates for vehicles or a separate pedestrian gate. Both lead to generous off-road parking that runs along the right-hand side of the property to an oversized garage. There is timber side access leading to the rear garden, along with external water supply and lighting. The front garden is beautifully presented, predominantly laid to lawn, with substantial inset stone areas, mature plants and trees, further outdoor lighting, and a storage area to the left-hand side of the property, which includes a timber shed and an additional water supply. A beautifully landscaped rear garden with timber gated side access. A large patio area leads to steps rising to an elevated, gravelled and paved garden that is well-stocked with a variety of plants, shrubs, and trees. Features include an ornamental pond, a summer house, and a gate opening to a further lawned garden area with mature trees, a paved patio, and two greenhouses. The garden is fully enclosed by timber fencing.





## GARAGE

A one-and-a-half-size garage with a pitched roof, up-and-over garage door, power and lighting, and a UPVC double-glazed side access door.



## DRONE PHOTOGRAPHY





## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band F - £2680.00

## 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 a member of our team who will assist you further.

## 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.**

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