

Town & Country

Estate & Letting Agents

Broughton Heights, Pentre Broughton,
Wrexham

£209,950



Forming part of a modern development, this three-bedroom semi-detached property offers easy access to Wrexham town centre, local motorway networks, and a wide range of amenities. Benefiting from gas central heating and UPVC double glazing, the property briefly comprises: an entrance hall with a cloakroom/WC, a spacious living room, a kitchen/dining room with a conservatory off, and a first-floor landing providing access to a family bathroom and three bedrooms, the principal of which features en-suite facilities. Externally, the front of the property includes a lawned garden and off-road parking to the side. Gated side access leads to the rear garden, which features a paved patio area, a lawn, and enjoys elevated rural views over open fields, visible from the first floor of the property.

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EXTERNALLY FRONT

To the front of the property is a lawned garden with a driveway providing off-road parking. Alongside the property, there is a canopy and an exterior light above the side of the front door.

ENTRANCE HALL

A composite double-glazed front door opens into the entrance hall, featuring wood grain-effect laminate flooring, a radiator, stairs rising to the first-floor accommodation, and doors leading to the cloakroom WC and living room.



CLOAKROOM W/C

6'3" x 3'4" max

Fitted with a low-level WC and a wash hand basin, the room has a ceramic tiled floor, partially tiled walls, a chrome heated towel rail, and an opaque window facing the front elevation.



LIVING ROOM

17'6" x 12'8" max

The wood grain-effect laminate flooring continues into the spacious living room, which includes a wall-mounted remote-controlled electric fire, a bay window to the front elevation, a radiator, and an arched opening through to the kitchen/dining room.



KITCHEN/DINING ROOM

16'2" x 9'9"

With a ceramic tiled floor throughout, this space includes a radiator, under-stairs storage cupboard, patio doors opening to the conservatory, a window to the rear elevation, and a UPVC opaque double-glazed door to the side of the property. It is fitted with a range of wood grain-effect wall, base, and drawer units with work surface space incorporating a stainless steel single drainer sink unit with mixer tap, tiled splashback, and integrated appliances including a stainless steel oven, hob, extractor hood, and fridge/freezer. There

is also space and plumbing for a washing machine.

CONSERVATORY

10'2" x 7'8"

Constructed with a low brick wall and a UPVC double-glazed frame, the conservatory features a door opening to the garden, ceramic tiled flooring, and underfloor heating.

FIRST FLOOR LANDING

With a window to the side elevation, the landing includes a retractable folding ladder giving access to the loft. Doors lead off to all three bedrooms and the family bathroom.



BATHROOM

6'4" x 5'10"

Fitted with a white suite comprising a panelled bath with central mixer tap and handheld shower extension, a vanity unit housing a low-level WC and wash hand basin. The walls are partially tiled, and there is a chrome heated towel rail, recessed ceiling downlights, an extractor fan, and an opaque window to the rear elevation.



BEDROOM ONE

11'5" x 9'5"

With a window to the front elevation and radiator below, a door leads to the en suite shower room.

EN SUITE SHOWER ROOM

Fitted with a separate shower enclosure with a thermostatic shower, a low-level WC, and a pedestal wash hand basin. The room is partially tiled, with a chrome heated towel rail and recessed downlights in the ceiling.



BEDROOM TWO

10'3" x 9'8"

With a radiator and a window to the rear elevation offering far-reaching rural views.

BEDROOM THREE

8'2" x 6'3"

Featuring a window to the front elevation and a radiator.



REAR GARDEN

Timber side access leads to a carport with outdoor power, lighting, and water supply. The rear garden features a lawned area, patio space, and a timber shed, with open fields to the rear providing elevated rural views.

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.

Services

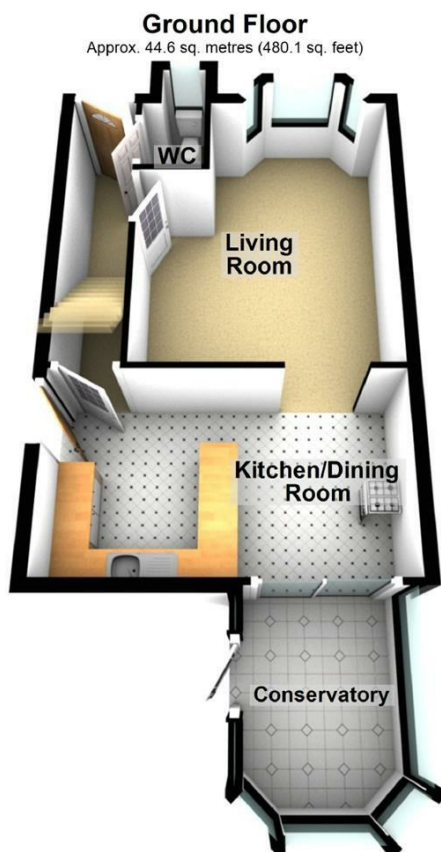
The agents have not tested any of the appliances listed in the particulars.

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.



Total area: approx. 82.6 sq. metres (888.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	76	
(69-80) C		
(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	

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.