Town & Country

Estate & Letting Agents

Broughton Heights, Pentre Broughton, Wrexham

Offers In Excess Of £270,000

Located in a modern development with easy access to Wrexham, motorways, and local amenities, this 3/4-bedroom detached home features UPVC double glazing and gas central heating. The layout includes an entrance hall with WC, spacious living room with media wall, Orangery, stylish kitchen with integrated appliances, and a versatile sitting room. Upstairs offers a family bathroom and three double bedrooms, including a principal with en suite.

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DESCRIPTION

Forming part of a modern development with easy access to Wrexham town centre, local motorway networks, and a host of everyday amenities, this three/four-bedroom detached home benefits from UPVC double glazing and gas central heating. In brief, the accommodation comprises: entrance hall with cloakroom WC, a spacious living room with media wall and glazed double doors to the Orangery, a kitchen fitted with a range of shaker-style units and integrated appliances, and a versatile sitting room converted from the original garage. The first floor offers access to a family bathroom and three double bedrooms, the principal of which benefits from en suite facilities.

LOCATION

Situated in the popular village of Pentre Broughton, this property enjoys a semi-rural setting while remaining within easy reach of Wrexham town centre. The area offers a strong sense of community, local shops, schools, and convenient access to major road links including the A483, making it ideal for commuters. With nearby countryside walks and green spaces, Pentre Broughton perfectly balances village charm with everyday convenience.

ENTRANCE HALL

The property is entered through a leaded double-glazed composite front door, which opens into a hallway with woodgrain-effect laminate flooring. Stairs rise to the first-floor accommodation, and doors lead to the living room and cloakroom WC.

CLOAKROOM WC

5'7 x 3'5

Fitted with ceramic tile flooring and fully tiled walls, this cloakroom includes a chrome heated towel rail and an opaque window to the front elevation. It is installed with a low-level WC and a vanity unit with wash hand basin and waterfall mixer tap.

LIVING ROOM

23'7 x 11'4

A continuation of the woodgrain-effect laminate flooring flows from the entrance hall into the spacious living room. Features include a bay window to the front elevation, two radiators, a media wall with provision for a television, a door leading to the kitchen, and partially glazed double doors opening to the Orangery.

ORANGERY

12'5 x 11'8

The Orangery boasts a porcelain tiled floor, a radiator, a stunning lantern skylight, and French doors that open to the rear garden. Inset downlights are fitted within the ceiling.

KITCHEN

13'5 x 8'8

The kitchen features a porcelain tiled floor, an understairs storage cupboard, a radiator, and a window to the rear elevation. An opaque double-glazed door opens to the side of the property. The kitchen is fitted with a range of shaker-style wall, base, and drawer units, offering ample work surface space. A resin sink unit with mixer tap and tiled splashback is installed, along with integrated appliances including an oven, gas hob with extractor hood, dishwasher, and washing machine. A door also opens to the sitting room.

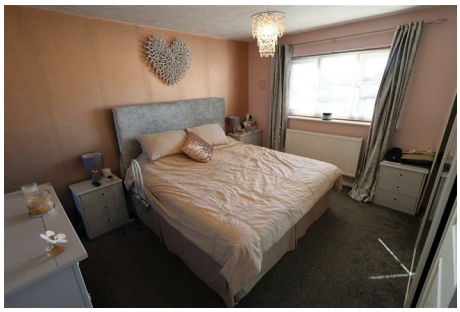
SITTING ROOM

16'2 x 8'2

This versatile space features timber laminate flooring, a window to the front elevation with a radiator below, and was converted from the original garage. It has multiple potential uses, including as an office or fourth bedroom.

FIRST FLOOR LANDING

With doors leading to all three double bedrooms and the family bathroom.



PRINCIPAL BEDROOM

12'3 x 10'6

With a window to the front elevation, a radiator beneath, and fitted sliding door wardrobes with mirrored inserts. A door opens to the en-suite shower room.

EN-SUITE SHOWER ROOM

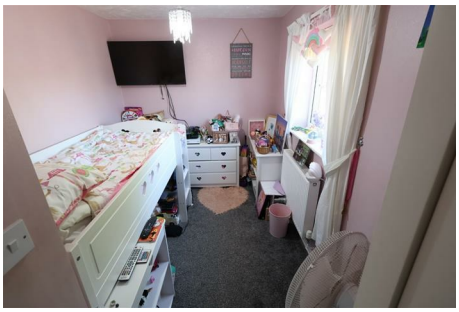
7'6 x 5'2

Installed with a modern three-piece suite comprising an oversized corner shower enclosure with dual-head thermostatic shower, low-level WC, and a vanity unit with wash hand basin and waterfall mixer tap. The room has fully tiled walls, a ceramic tile floor, a chrome heated towel rail, an opaque window to the rear elevation, recessed ceiling downlights, and an extractor fan.

BEDROOM TWO

12'7 x 8'7

Fitted with double wardrobes and a built-in over-stairs cupboard currently used as a linen cupboard. There is a window to the front elevation with a radiator beneath.



BEDROOM THREE

12'7 x 7'5 (max)

Featuring a window to the rear elevation with a radiator below, offering views of the fields behind the property.

BATHROOM

7'5 x 5'0

Fitted with a panelled bath featuring a central waterfall mixer tap, dual-head thermostatic shower, and protective screen above. Additional fittings include a dual flush low-level WC, a corner vanity unit with waterfall-style mixer tap, fully tiled walls, a ceramic tiled floor, a chrome heated towel rail, an opaque window to the rear elevation, recessed ceiling downlights, and an extractor fan.

EXTERNALLY

To the front of the property is a tarmac off-road parking area, alongside a lawned garden with golden gravel and a timber gate providing side access to the rear of the property. Above the front door is a canopy, with an exterior light fitted to the side. The rear garden includes timber side access, an artificial lawn area, an outside light, and water supply. Steps lead up to an elevated decked patio with raised planters and open views of the fields beyond.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band E - £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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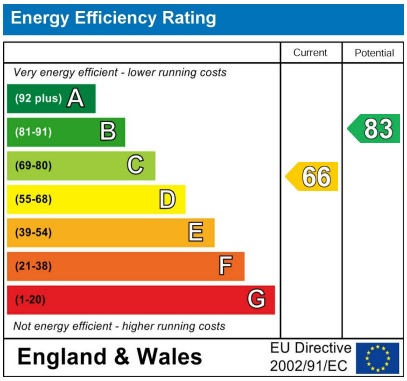

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