

# Town & Country

Estate & Letting Agents

Weston View, Weston Road, New  
Broughton

£239,950



\*\*\*\*\* Virtual Tour Available \*\*\*\*\*

Situated in a sought-after village with easy access to the city centre, motorway links, and local amenities, this extended and improved semi-detached home features gas central heating and UPVC double glazing. The ground floor includes an entrance hall, cloakroom/WC, utility room, spacious living room, and a modern kitchen/diner that opens into a vaulted sitting room with bi-fold doors to the rear garden. Upstairs offers three double bedrooms and a contemporary four-piece bathroom. Outside, there's ample off-road parking, a storage garage, and an enclosed rear garden with patio, lawn, and a versatile garden room—ideal for use as an office or gym—with a covered seating area.

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

TEL: 01978 291345



# Weston View, Weston Road, New

Broughton

**Town&Country**  
Estate & Letting Agents

## DESCRIPTION

Virtual Tour Available

Located in a highly sought-after village with convenient access to the city centre, local motorway links, and a range of everyday amenities, this extended and significantly improved semi-detached property offers an excellent opportunity for prospective buyers. Benefiting from gas central heating and UPVC double glazing, the home must be viewed to be fully appreciated.

The internal accommodation briefly comprises an entrance hall with doors leading to a cloakroom/WC, utility room, and a spacious living room. The living room flows into a stylish kitchen/diner, fitted with a range of modern high-gloss wall, base, and drawer units. An open walkway leads to a sitting room extension featuring a vaulted ceiling and bi-fold doors that open onto the rear garden. Upstairs, the first-floor landing provides access to three generously sized double bedrooms and a stunning contemporary four-piece bathroom suite.

Externally, the property offers ample off-road parking for multiple vehicles at the front, access to a storage garage, and gated side access to the enclosed rear garden. The rear garden includes a paved patio, lawned area, and pathways leading to a versatile garden room—ideal as a home office, gym, or hobby space—with an adjoining covered seating area.

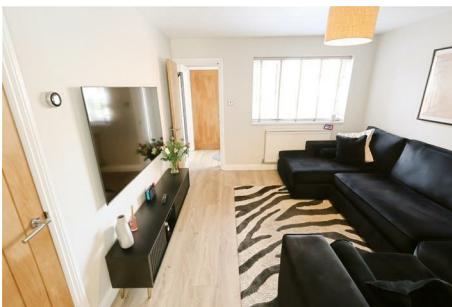


## LOCATION

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

A composite UPVC double-glazed front door opens into a space featuring woodgrain-effect laminate flooring, an anthracite tower radiator, and light oak veneer doors leading to the cloakroom WC, utility room, and living room.



## LIVING ROOM

12'8 x 10'10

Continuing the woodgrain-effect laminate flooring, the living room

features a front-facing window with a radiator beneath, provision for a wall-mounted television, and light oak veneer doors leading to the stairwell and the open-plan kitchen, dining, and sitting area.



## KITCHEN/DINER

19'6 x 9'9

The kitchen area is equipped with a range of contemporary gloss-fronted wall, base, and drawer units, topped with woodgrain-effect work surfaces that incorporate a breakfast bar and house a resin single-drainer sink with mixer tap. Integrated appliances include a double oven, stainless steel gas hob with extractor hood, dishwasher, and space for a tall fridge freezer. Grey woodgrain-effect laminate flooring runs throughout the kitchen diner, which also features a radiator and a large open doorway leading to the sitting room.



## SITTING ROOM

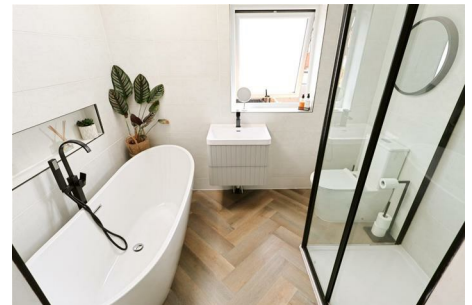
11'10 x 10'3

An extension of the original property, this beautifully constructed room continues the grey woodgrain-effect laminate flooring from the kitchen/dining area. It features three rear-facing windows, a vaulted ceiling with two skylights and recessed downlights, and bifold doors opening onto the paved patio area of the rear garden.



## FIRST FLOOR LANDING

The staircase rises to the first-floor landing, featuring footlights and a black banister with glass balustrades. A hatch provides access to the loft, and woodgrain-effect doors lead to three generously sized bedrooms. A sliding pocket door opens into the four-piece bathroom suite.



## BATHROOM

8'3 x 6'8

A stunning contemporary four-piece bathroom suite featuring a skylight, recessed downlights, and an extractor fan set into the ceiling. The space is finished with herringbone-laid woodgrain-effect laminate flooring, fully tiled walls, a black heated towel rail, and an opaque window to the rear elevation. The suite includes a slipper-style bath with a freestanding mixer tap and handheld shower attachment, an oversized corner shower enclosure with both a fixed overhead and handheld shower, a dual-flush low-level WC, and a vanity unit with an integrated wash hand basin and mixer tap.

[www.townandcountryestateagents.co.uk](http://www.townandcountryestateagents.co.uk)



## BEDROOM ONE

12'1 x 8'9

Featuring a front-facing window with a radiator positioned beneath.



## BEDROOM TWO

10'5 x 10'5

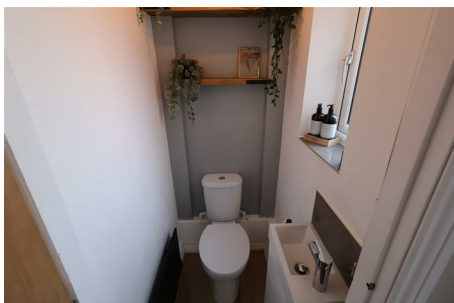
Featuring a rear-facing window with a radiator positioned beneath.



## BEDROOM THREE

9'9 x 8'9

Featuring a front-facing window with a radiator beneath and a built-in shelving storage cupboard.



## CLOAKROOM WC

3'8 x 2'6

Featuring woodgrain-effect laminate flooring, a radiator, and an opaque side window, the space is fitted with a dual-flush low-level WC and a vanity unit housing a wash hand basin with a mixer tap.



## UTILITY ROOM

4'6 x 4'6

The ceiling features a skylight and recessed downlights, while the woodgrain laminate flooring includes a built-in shoe storage area. Floor-to-ceiling cabinets are fitted, providing space and plumbing for both a washing machine and a dryer.



## GARDEN ROOM

9'10 x 9'5

Featuring attractive woodgrain-effect laminate flooring, this space is accessed from the cupboard seating area through UPVC double-glazed French doors. Three double-glazed windows of varying sizes overlook the garden, complemented by recessed ceiling downlights and multiple power points.



## REAR GARDEN

Benefiting from gated access, the enclosed rear garden features porcelain-tiled patio and pathways, a lawned area, outdoor lighting, and a water supply. A garden room and built-in seating area with storage are situated at the rear.



## Viewings

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

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## 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.**

## Additional Information

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.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 