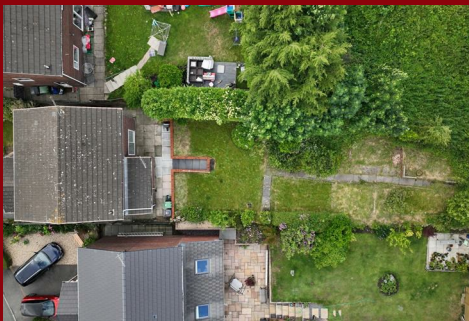


Town & Country

Estate & Letting Agents

Rowlands Road, Pentre Broughton,
Wrexham

£255,000



Located in Pentre Broughton with stunning views toward Cheshire, this three-bedroom detached home features a spacious rear garden. Accommodation includes a living room, dining room, kitchen, and WC on the ground floor, with three bedrooms and a bathroom upstairs. Driveway parking, an integral garage, and a private rear garden complete the property.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



DESCRIPTION

In the village of Pentre Broughton, with breath-taking extended views toward Cheshire, a three bedroom detached house which has large garden to rear. The internal specification briefly comprises; living room, dining room, kitchen, and downstairs WC to ground floor, three bedrooms and bathroom to first floor. The property has driveway parking and integral garage with a roller door, with private garden to rear.

LOCATION

This property is located in the Village of Pentre Broughton approx. four miles from Wrexham Town Centre with spectacular views. The Village offers a range of local day to day shopping facilities and provides easy access to the A483 by-pass and to the major motorway networks beyond.

ENTRANCE

UPVC front door leading into the entrance hall, with a downstairs WC



LIVING ROOM

14'95 x 10'92

A bow window floods the room with natural light and offers a pleasant view to the front of the property. Beneath the window is a single-panel radiator, accompanied by a coal-effect gas fire set within an Adams-style fireplace surround, and under stairs cupboard.



DINING ROOM

10'92 x 10'05

With a radiator, and glazed patio door opening to the rear garden.



KITCHEN

11'80 x 12'22

Kitchen fitted with oak wall and base units, laminate worktops, sink with mixer tap, and partially tiled walls. A window overlooks the rear garden, and a wall-mounted gas boiler is also installed.



BEDROOM ONE

12'97 x 10'89

Having a window to the front elevation and a radiator.



BEDROOM TWO

12'90 x 10'6

Having a window to the rear elevation and a radiator.



BEDROOM THREE

10'42 x 7'97

Having a window to the front elevation and a radiator.



BATHROOM

Bathroom suite includes an overhead shower and glass screen, a low-level WC with button flush, and a pedestal washbasin. The room features fully tiled walls, a soft floor covering, and a uPVC window for privacy



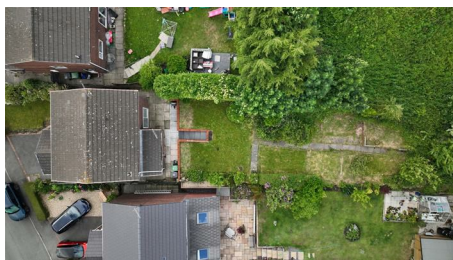
GARDEN

The property features mature, well-established gardens. A driveway leads to the garage, with side access offering entry to both the side and rear of the property.



VIEWS

Well-maintained front garden which has mature lawn and shrubbery. Paved driveway with space enough for two vehicles, in front of the single-port garage which has up-and-over electric door, with extended views toward Cheshire.



DRONE



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

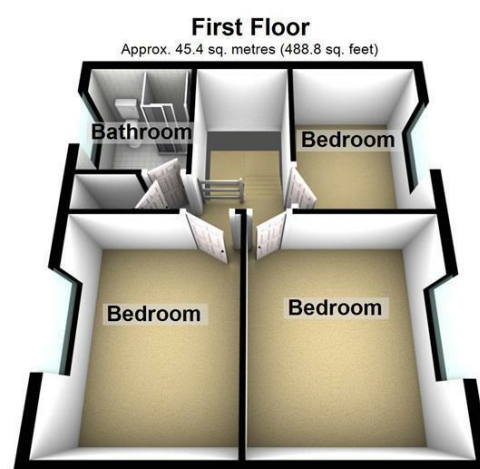
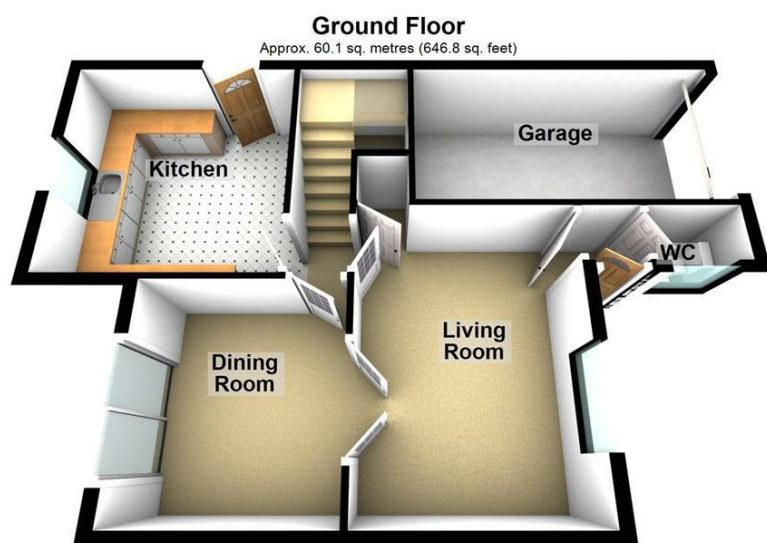
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

Services

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

*Glow Worm Boiler serviced annually

*Loft Insulated



Total area: approx. 105.5 sq. metres (1135.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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.