

Town & Country

Estate & Letting Agents

Berwynfa, Windsor Road, New Broughton

£125,000



Located at the heart of the popular village of New Broughton, this two bedroom Victorian terrace property benefits from gas fired central heating, UPVC double glazing. The property comprises; entrance hall, dining room, living room, kitchen, rear hallway, bathroom and off the first floor landing are two double bedrooms. Externally is a low maintenance gravelled forecourt garden, with vehicle access is available to the rear where there is a prefabricated garage, London shrub garden, a timber shed and a paved patio area. No onward chain!

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Location

New Broughton is a mainly residential area located approximately two miles from the centre of Wrexham. The village itself has a range of nearby local shops with larger supermarkets, pubs and restaurants being closer to Wrexham. There are excellent transport links with the main A483 trunk road being just a few minutes away providing fast access to Chester in the North and Oswestry in the South.

Entrance

The property is accessed via a composite double glazed front door opening to an entrance hall. Stairs off to the first floor accommodation and doors opening to the dining room and to the living room. Radiator.

Lounge

13'5" x 10'10"

Having window to the rear elevation radiator and under stairs storage cupboard to wall lights and a wall mounted electric fire.

Dining Room

9'10" x 8'11"

Having a window to the front elevation, coved ceiling and radiator.

Kitchen

8'5" x 6'7"

Fitted with a range of light oak style wall base and draw units and ample work-surface space, housing a stainless steel 1 ½ bowl sink unit with mixer tap and tiled splash backs. Integrated appliances include a stainless steel oven, stainless steel hob, a fridge and a freezer. Plumbing for a washing machine. Window to the side elevation and the door opening to the rear hall.

Rear Hall

The rear hall has partially tiled walls are built-in cupboard and UPVC double glazed back door off.

Bathroom

The bathroom is installed with a coloured three-piece suite comprising a panelled bath with mixer tap and shower extension, a low-level WC, pedestal wash hand basin, partially tiled walls, radiator, and an opaque window to the rear elevation.

Bedroom One

13'4" x 10'10"

Featuring an ornamental cast-iron fireplace, walk in wardrobe, wall mounted Worcester gas combination boiler, radiator and a window to the rear elevation.

Bedroom Two

13'4" x 9'7"

Featuring a cast-iron ornamental fireplace, a range of bedroom units comprising wardrobes, bedside cabinets, luggage cupboards and chest of drawers. Window to the front elevation and radiator.

Garage

Outside

The property is approached through a shared iron gate and along a pathway running to the side of a low maintenance gravel garden.

A generous sized rear garden with a paved patio area external water supply, a light lawned and shrub garden. The chiller access is available to the rear of the property where there is a prefabricated garage.

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Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please

contact the Office and one of the Team will assist you further.

Services

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

Mortgage Advice

Town and Country Property Services 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.

Hours of Business

Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.

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.

