

Town & Country

Estate & Letting Agents

Moss Wood Court, New Broughton,
Wrexham

£260,000



Modern three-bedroom home with driveway, garage, and south-facing garden. Features include a stylish kitchen/dining room with French doors to the rear garden, a utility space, ensuite to the principal bedroom, and a contemporary family bathroom.

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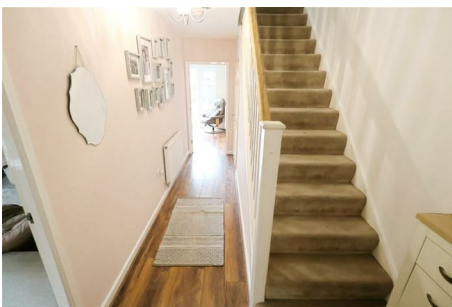
DESCRIPTION

A beautifully presented three-bedroom family home with driveway parking, garage, and a landscaped south-facing garden. The property features a bright living room, modern kitchen/dining room with integrated appliances, utility space, and French doors opening onto the rear patio. Upstairs offers three well-proportioned bedrooms, including a principal bedroom with ensuite, alongside a contemporary family bathroom. Situated in a popular residential location, the home is ideal for families and professionals alike, with excellent access to local schools, amenities, and transport links.



LOCATION

Situated within a popular residential development, Moss Wood Court is a modern family home offering well-proportioned accommodation, a low-maintenance garden, and excellent access to local amenities and transport links.



ENTRANCE HALL

17' x 6'5

The property is entered through a composite opaque double-glazed front door, opening into a welcoming hallway with woodgrain-effect laminate flooring,

radiator, and staircase rising to the first floor. Internal panel doors give access to the cloakroom/WC, kitchen/dining room, and living room.



W/C



LIVING ROOM

13'7 x 10'10

A bright reception room with a window to the front elevation and a radiator beneath.



KITCHEN/DINING ROOM

13'10 x 9'3

Laid with woodgrain-effect laminate flooring, the kitchen is fitted with a range of wall, base, and drawer units with glass-fronted display cabinets, complemented by modern work surfaces incorporating a one-and-a-half bowl sink with mixer tap. Integrated appliances include a stainless steel oven, electric hob with stainless steel and glass canopy extractor above. There is space and plumbing for a washing machine and space for a fridge freezer. Recessed downlighting is set within the ceiling, and French doors open directly onto the rear garden. An open walkway leads into the utility space.



UTILITY SPACE

9'3 x 3'1

Fitted with additional work surfaces and cabinetry, this area provides space and plumbing for a washing machine and dryer. Housing the wall-mounted gas combination boiler, the utility also benefits from a radiator and ceiling extractor fan.

FIRST FLOOR LANDING

A side-facing window allows natural light to the landing, with panel doors leading to three bedrooms, the family bathroom, and a built-in storage cupboard.



BEDROOM ONE

11'2 x 8'7 (max)

A double bedroom with fitted sliding mirrored wardrobes, radiator, and a front-facing window. Doorway access leads into the ensuite shower room.



ENSUITE

7'8 x 4'0

Fitted with a low-level dual-flush WC, pedestal wash hand basin, and oversized shower enclosure with thermostatic shower. Partially tiled walls, radiator, ceiling extractor, and an opaque front-facing window complete the space.



BEDROOM TWO

9'9 x 9'6

A further double bedroom with rear-facing window and radiator.



BEDROOM THREE

9'9 x 7'1

A generous single room with rear-facing window and radiator beneath.



FAMILY BATHROOM

7'2 x 5'6

Appointed with a panelled bath with mixer tap and handheld shower extension, pedestal wash hand basin, and low-level dual-flush WC. The walls are partially tiled, with a heated towel rail, ceiling extractor fan, and opaque side-facing window.



EXTERNALLY

To the front of the property is a small artificial lawn with a pathway leading to the front door, which is sheltered by a canopy porch. To the right-hand side, driveway parking extends to a semi-detached single garage with an up-and-over door, as well as gated timber side access to the rear garden. The rear garden enjoys a sunny, southerly-facing aspect and has been landscaped with an Astroturf lawn and a large paved patio area, ideal for outdoor dining and entertaining. An external water supply is also provided.

GARAGE

Semi-detached single garage with an up & over garage door.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band - D: £2193.0

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.

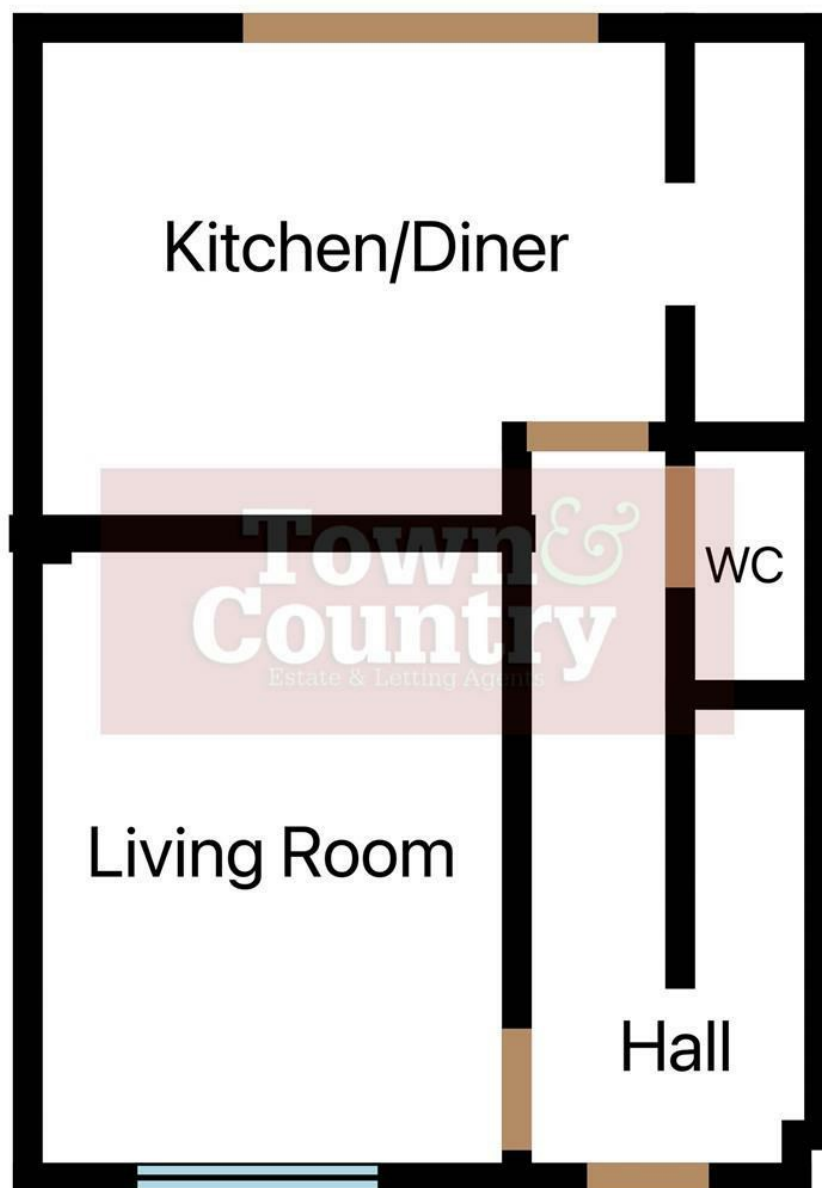
Mortgage Advice (Wrexham)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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.