

# Town & Country

Estate & Letting Agents

Church View, Pentre Broughton,  
Wrexham

£185,000



Offered with no onward chain, Church View is a well-presented three-bedroom semi-detached home in a popular village with easy access to Wrexham, motorway links, and local amenities. The property features gas central heating, UPVC double glazing, a cloakroom/WC, living room, kitchen, and dining room on the ground floor, with three bedrooms and a modern bathroom above. Externally, there is off-road parking, side access, and a private rear garden with decked and paved seating areas, lawn, and a versatile brick outbuilding.

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### DESCRIPTION

Offered with no onward chain, Church View is a well-presented three-bedroom semi-detached home located in the heart of this popular village. It provides convenient access to Wrexham, local motorway links, and a variety of everyday amenities. The property benefits from gas central heating, UPVC double glazing, and comprises an entrance hall with cloakroom/WC, living room, kitchen, and dining room on the ground floor. The first floor offers three bedrooms and a modern bathroom. Externally, there is patterned concrete off-road parking to the front, with gated side access leading to a private rear garden featuring decked and paved seating areas, a lawn, and a brick-built outbuilding ideal for storage or workspace.



### 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 HALL

10'4 x 7 (max)

Accessed via an opaque double-glazed UPVC front door, the entrance hall features ceramic tiled flooring, a radiator, and a window to the front elevation. A staircase with banister and spindle balustrade rises to the first floor. Doors lead to the cloakroom/WC, living room, and kitchen.



### LIVING ROOM

11'7 x 10'4

Featuring a window to the front elevation, radiator, and an Adams-style fireplace.



### KITCHEN

12'7 x 7

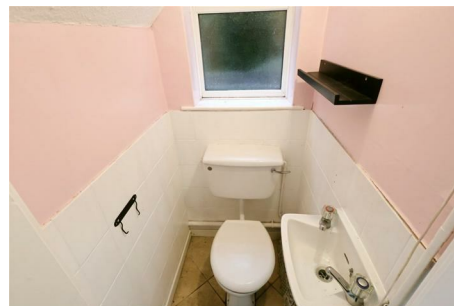
Fitted with a range of shaker-style wall, base, and drawer units with stainless steel handles and ample worktop space. Includes a stainless steel 1½ bowl sink unit with mixer tap and tiled splashbacks. There is a range cooker with extractor hood above, plumbing for a washing machine, and a wall-mounted Glow-worm gas combination boiler. Window to the rear elevation and door through to the dining room.



### DINING ROOM

12'1 x 11'7

With wood-grain effect laminate flooring, radiator, and UPVC double-glazed French doors opening onto the rear decked patio area. The room features a cast iron log burner set within an exposed brick fireplace surround.



### CLOAKROOM WC

Fitted with ceramic tiled flooring and part-tiled walls, low-level WC, and wash hand basin. There is an opaque window to the side elevation.

### LANDING

Window to the side elevation, access to the loft via a retractable ladder, and doors leading to all bedrooms and bathroom.



### BEDROOM ONE

11'7 x 12'3

Featuring wood-grain effect laminate flooring, radiator, and window overlooking the rear garden.



### BEDROOM TWO

11'7 x 10'6

With radiator and window facing the front elevation.



## BEDROOM THREE

8'9 x 7'1

Wood-grain effect laminate flooring, radiator, recessed ceiling downlights, and window overlooking the rear garden.



## BATHROOM

9'4 x 6'4 (max)

Fitted with a white three-piece suite comprising a panelled bath with thermostatic shower above, low-level WC, and pedestal wash hand basin. Includes tiled walls, radiator, extractor fan, recessed ceiling downlights, high-level storage cupboard, and opaque window to the front elevation.



## EXTERNALLY

To the front of the property is patterned concrete off-road parking and a pathway leading to the front door. There is side access to the rear garden via a timber gate, and a canopy is positioned above the front entrance. The rear garden includes a decked patio area

with brick retaining wall, external lighting, and water supply. Steps lead up to a mainly lawned garden with a concrete pathway extending to an elevated paved and gravel seating area with artificial lawn and a covered seating space. The garden also provides access to a brick outbuilding.



## BRICK OUTBUILDING

11'1 x 15'4

A versatile space with power and lighting, its own consumer unit, and a window overlooking the rear garden.

## Services

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

Freehold

Council Tax - C (£1949 Per Year)

## 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

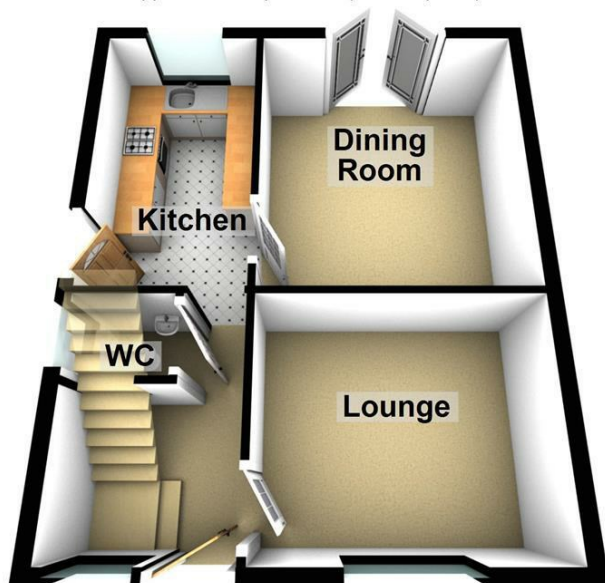
requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

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.

## Ground Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



## First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 78.7 sq. metres (846.7 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 69      | 76                      |
| (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.