



**2 Green Meadows, New Broughton, Wrexham, LL11 6SG**  
**Guide price £320,000**

## The Property Perspective

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PERSPECTIVE

Situated in the popular village of New Broughton, this property on Green Meadows enjoys a peaceful residential setting with convenient access to local amenities including shops, cafés and everyday services. The area is well served by reputable schools such as Ysgol Derwenfa and nearby secondary options in Wrexham. Excellent transport links provide easy access into Wrexham town centre and surrounding areas, as well as connections to Chester and beyond via road and rail networks. The location is also ideal for those who enjoy the outdoors, with nearby countryside and green spaces offering scenic walks and a relaxed village lifestyle.

This beautiful detached bungalow is presented in exceptional condition throughout, offering spacious and well-appointed accommodation. The property welcomes you with a porch leading into a generous entrance hallway with ample storage and access to all principal rooms. The bright living room features double doors opening into a large conservatory, creating a wonderful flow of living space and an ideal setting for entertaining. The modern kitchen is fitted with a range of integrated appliances and also provides access to the conservatory. There are three well-proportioned bedrooms, including a principal bedroom with en suite shower room and fitted wardrobes, alongside a contemporary family bathroom. Externally, the property boasts well-maintained gardens to the front, side and rear, with lawn and patio areas, as well as a garage with power and lighting and gated access, completing this impressive home.

### Front

#### Hallway 15'8" x 6'6" (4.8m x 2m)

Wood laminate flooring, storage cupboard x 2, access to bedrooms, bathroom, living room, kitchen, radiator.

#### Living Room 17'4" x 12'1" (5.3m x 3.7m)

Carpet, window to front, double doors and window to conservatory, painted and wallpaper walls, radiator x 2.

#### Kitchen 11'9" x 11'1" (3.6m x 3.4m)

Wall mounted and base units, LVT flooring, integrated dishwasher, microwave, washing machine, gas hob, extractor, space for fridge freezer, window to conservatory, door to conservatory, radiator.

#### Conservatory 21'3" x 10'2" (6.5m x 3.1m)

LVT flooring, radiator, double doors to garden, sliding doors to living room, window to living room.

#### Bedroom 11'1" x 10'2" (3.4m x 3.1m)

Rear facing, carpet, built in wardrobes, window to rear, painted walls, door to en suite.

#### En Suite 6'10" x 3'7" (2.1m x 1.1m)

Tiled floor, painted and tiled walls, window to side, shower, sink, toilet, heated towel rail.

#### Bedroom 13'5" x 9'2". (4.1m x 2.8m.)

Front facing, carpet, painted and wallpaper walls, large built in wardrobe, radiator, window to front.

#### Bedroom 13'5" x 7'10" (4.1m x 2.4m)

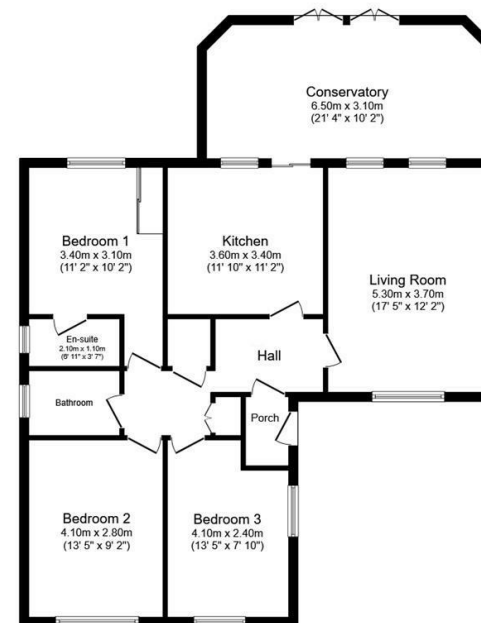
Carpet, painted walls, window to front and side, radiator.

#### Bathroom 6'6" x 5'10" (2m x 1.8m)

Tiled floor, shower, sink, toilet, window to side, mounted bottle, heated towel rail.

### Rear Garden

Lawn, patio, rear gate, door to garage, side gate to front.



Floor Plan

Floor area 107.4 sq.m. (1,156 sq.ft.)

Total floor area: 107.4 sq.m. (1,156 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

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