



3

Wrexham || LL11 6AX

£290,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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An immaculately presented 3 bedroom detached family home located in the semi-rural village of Pentre Broughton. This superb property has been extended in the past by the current owners to produce a spacious, beautifully presented home, benefitting from having 2 reception rooms, a modern, well appointed kitchen, 3 double bedrooms and single garage, all of which can only be truly appreciated when viewing. The village of Pentre Broughton is situated approximately 3 miles from Wrexham city centre and has excellent access to the A483 for commuting. In brief the property comprises of; hallway, downstairs w.c, lounge, sitting room and kitchen/breakfast room to the ground floor and 3 double bedrooms and bathroom to the first floor.

- An immaculately presented 3 bedroom detached family home
- Extended in the past to produce an extra sitting room and larger kitchen
- 3 double bedrooms
- Modern, well appointed kitchen
- 4 Piece bathroom suite
- Off road parking and single garage
- Sem-rural village location
- MUST BE VIEWED TO BE APPRECIATED



Hallway

With attractive wood effect tiled flooring, stairs off to the first floor, door off to the w.c, lounge and kitchen, door to a storage/utility room with plumbing for a washing machine, space for a dryer and wall mounted gas combination boiler.

Lounge

A spacious and beautifully presented room with a double glazed window to the front, carpeted flooring, double doors off to the sitting room.

Sitting Room

A superb room with mountain top scene feature wall, carpeted flooring, double glazed french doors off to the rear garden, door into the kitchen.

Kitchen/Breakfast room

A modern and beautifully appointed kitchen fitted with a comprehensive range of attractive wall, drawer and base units, wood effect work surfaces with inset stainless steel sink and drainer, integrated dishwasher, fridge/freezer, further integrated freezer, built in electric oven and grill, 4 ring induction hob with extractor fan over, double glazed window, wood effect tiled flooring, door off to the side.

First Floor Landing

A part galleried landing with 2 feature double glazed windows to the front, carpeted flooring, access to the loft space with pull down ladder.

Bedroom 1

An immaculately presented and spacious bedroom with a double glazed window to the rear, carpeted flooring, fully fitted wardrobes with sliding doors.

Bedroom 2

Again superbly presented with a double glazed window to the rear, carpeted flooring, fitted wardrobes with sliding doors.

Bedroom 3

Another double bedroom, well presented with a double glazed window to the front, carpeted flooring, fitted wardrobes with sliding doors.

Bathroom

Spacious and fitted with a 4 piece suite, comprising of a low level w.c, pedestal wash hand basin, bath, separate fully tiled shower cubicle with thermostatic shower, fully tiled walls, double glazed window.

Outside

To the front of the property is a lawned garden bounded in part by a stone wall. To the side is a tarmac driveway allowing off road parking for 2 cars as well as another parking area in front of the single garage.

To the side and rear is a private, predominantly lawned garden and an Indian stone paved patio.

Important Information

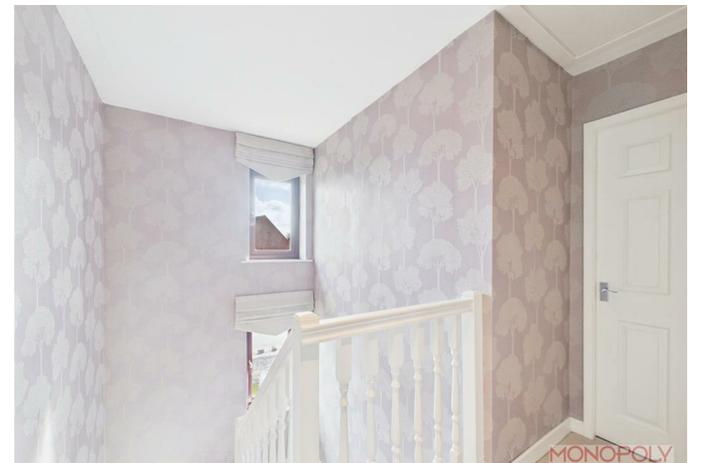
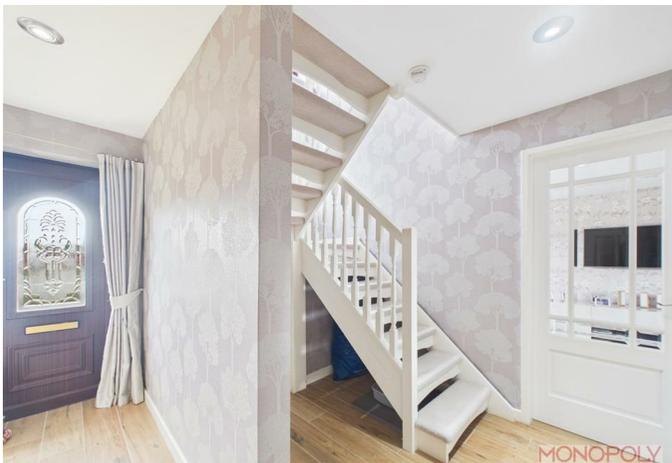
MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to





ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







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Ground Floor



Floor 1



Approximate total area⁽¹⁾
1316 ft²
122.4 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future	Future	Current	Future	Future
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (82-91) A		
(81-91) B			(61-81) B		
(69-80) C			(51-60) C		
(55-68) D			(35-50) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions (1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	







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