



## New Bungalow

New Broughton | Wrexham | LL11 6YW

Offers In The Region Of £559,950

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Nestled in the charming area of New Broughton, Wrexham, this exquisite three bedroom detached bungalow with two bedroom annex on Coed Efa Lane offers a perfect blend of comfort and elegance. With an impressive layout, the property boasts three reception rooms, providing ample space for both relaxation and entertaining. The bungalow is designed to cater to a variety of lifestyles, whether you are seeking a peaceful retreat or a vibrant family home. The generous reception areas are ideal for hosting gatherings or enjoying quiet evenings, and the thoughtful design allows for an abundance of natural light to fill the space, creating a warm and inviting atmosphere. For those with vehicles, the property offers parking for up to four cars, ensuring that you and your guests will never be short of space. The surrounding area is known for its friendly community and picturesque surroundings, making it an ideal location for families and professionals alike. This remarkable bungalow is not just a house; it is a place where memories can be made and cherished. Do not miss the chance to make this splendid property your new home.

- A SPACIOUS THREE BEDROOM DEATTCHED BUNGALOW
- WITH A TWO BEDROOM SELF CONTAINED ANNEX
- STUNNING MODERN KITCHEN OPEN PLAN INTO GENEROUS RECEPTION SPACE
- WELL APPOINTED LOUNGE & GARDEN ROOM
- TWO BEDROOMS HAVE EN SUITE SHOWER ROOMS
- UTILITY ROOM
- GARDENS TO REAR & SIDE
- AMPLE OFF ROAD PARKING



## Hallway

Upvc entrance door with glazing, carpet, generous storage cupboard, doors to lounge, shower room, family room, utility and three bedrooms.

## Lounge

Spacious living room with carpet, patio doors and window overlooking side garden, log burning stove set on a tiled hearth with timber lintel.

## Kitchen

Modern fitted range of wall and base units, complementary worktops, stainless steel sink drainer, mixer tap, 5 ring gas hob, single oven, microwave, pull out waste unit, tiled splash back, tiled floor, external door to rear, window to rear, open plan into dining/ family room.

## Family/Dining Room

Wood effect floor, wood burning stove set on a slate hearth, timber lintel over, two skylight windows providing an excellent degree of natural light, spotlights, coving, open plan into kitchen and garden room.

## Garden Room

Windows to rear, French style glazed doors to side, timber effect flooring.

## Shower Room

Large shower enclosure, wc, hand wash basin, set in vanity window to side, chrome towel rail, spotlights, laminate flooring.

## Utility

Space and plumbing for white goods, worktops over, stainless steel sink, mixer tap, window to rear, wall mounted cupboards, vinyl floor.

## Bedroom One

Carpet, two windows to rear, fitted wardrobes to both sides of the room, sliding door to en suite.

## En Suite

Shower enclosure, wc, hand wash basin, set in vanity unit, tiled flooring, tiled walls, chrome towel rail, spotlights, extractor.

## Bedroom Two

Carpet, window to front, sliding door to wet room en suite.

## En Suite

Accessible wet room style shower room with walk in shower area with shower screen and curtain, hand wash basin with storage units to both sides, wc, spotlights, non slip vinyl floor, frosted window, tiled walls, aqua panel, splash back in shower area.

## Bedroom Three

Carpet, window to front, fitted bedroom furniture, coving.

## Annex

Annex converted in 2024

## Living/kitchen area

Electric fire with complementary surround, window to front, timber flooring, kitchenette with modern wall and base units, complementary worktops, microwave, stainless sink with mixer tap, doors to two bedrooms and shower room.

Bedroom One - Window to side wood effect flooring fitted bedroom furniture electric radiator

Bedroom Two - Wood effect flooring, window to rear, fitted cupboards.

Shower room - Shower enclosure, wc, hand wash basin, set in vanity unit, tiled walls and floor, extractor, spotlights, chrome towel rail.





## Outside

Outside to rear - timber deck adjacent house, tarmac adjacent Annex, gate to front. Steps up to garden with lawn to both sides, paved area to rear, mature planting.

Side garden - With a good degree of privacy with paving, three large timber sheds (one with power) log store, raised planter, potting shed, gate to front.

Outside to the front - Tarmac drive leading to an off road parking area with space for multiple vehicles, mature shrubs planted on three tiers to one side, gate to rear and side garden.

## IMPORTANT INFORMATION

Gas central heating.. recently installed windows and radiators.

\*Material Information interactive report available in video tour and brochure sections.

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**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.

## MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage









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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			69
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			69
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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