



Lemar

New Broughton | Wrexham | L11 1 6YF

Offers In Excess Of £399,950

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Situated in New Broughton, Wrexham this delightful bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,722 square feet, the property boasts two spacious reception rooms and an open plan kitchen/diner, providing ample space for relaxation and entertaining. The well-appointed kitchen is ideal for culinary enthusiasts, while the adjoining dining area creates a warm atmosphere for family meals. This bungalow features three generously sized bedrooms, ensuring that there is plenty of room for family or guests. The two bathrooms are designed with both style and functionality in mind, catering to the needs of a busy household. Outside, the property benefits from parking for up to four vehicles on a private drive and in the garage, making it an excellent choice for families or those who enjoy hosting visitors. To the rear is an expansive garden with a range of different garden areas. This property is perfect for those seeking a spacious and versatile home in a friendly community. With its thoughtful layout and ample living space, this bungalow is a wonderful opportunity for anyone looking to settle in New Broughton. Don't miss the chance to make this lovely property your new home.

- A VERY WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW
- SET ON A 1/4 ACRE PLOT
- SPACIOUS INTERNAL ACCOMODATION
- OPEN PLAN KITHEN/DINING ROOM
- TWO RECEPTION ROOMS
- MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- GARAGE & OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION
- VIEWING HIGHLY RECOMMENDED!



### Location

New Broughton is a popular and well-established residential area on the outskirts of Wrexham, offering a perfect blend of suburban tranquillity and excellent connectivity. The area benefits from a strong sense of community, with local shops, schools, and everyday amenities all within easy reach. Wrexham city centre is just a short drive away, providing a wide range of retail, dining, and leisure facilities, while nearby road links—including the A483—offer convenient access to Chester, North Wales, and the wider motorway network.

### Entrance Hall

Composite entrance door, woodgrain-effect laminate flooring, double-door cloaks/storage cupboard with lighting, doors lead to the cloakroom WC, all three bedrooms, and the family bathroom. Glazed doors open to both the kitchen/dining room and the living room.

### Living Room

A spacious reception room with laminate flooring, two windows to the front elevation with radiators beneath, an additional window to the side. A feature living flame burner-style fireplace sits on a granite hearth with an oak surround. A glazed door leads to the kitchen/dining room.

### Open Plan Kitchen/Diner

The contemporary gloss-fronted kitchen is fitted with an array of wall, base, and drawer units with stainless steel handles and woodgrain-effect work surfaces. A stainless steel one-and-a-half bowl sink with mixer tap is integrated into the worktop. Integrated appliances include a stainless steel double oven, five-ring gas hob, base-level fridge, and a tall fridge freezer. A patio door leads into the garden room.

### Garden Room

Porcelain tiled flooring, views over the rear garden, and recessed downlights in the ceiling. Cosy style roof for all year round use.

### Bedroom One

Fitted with a range of units including wardrobes with mirrored inserts, a dressing table, bedside cabinets, and a corner unit. A rear-facing window has a radiator below, and a door opens to the en-suite shower room.

### En Suite

A modern three-piece suite comprising an oversized shower enclosure with dual-head thermostatic shower and integrated shelving, a dual-flush low-level WC, and a vanity unit with wash basin and mixer tap. Ceramic tiled flooring, partially tiled walls, a radiator, opaque rear-facing window, extractor fan, and recessed downlights complete the room.

### Bedroom Two

Double bedroom with carpet and window to front.

### Bedroom Three

Double bedroom and window to rear.

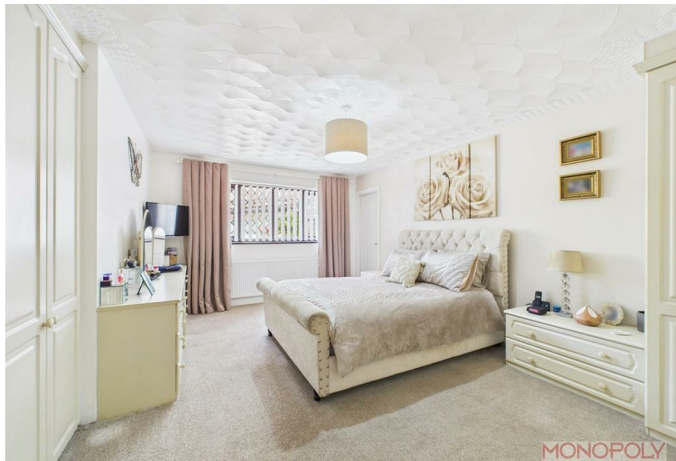
### Bathroom

A four-piece suite comprising a corner spa bath with mixer tap and shower extension, a low-level WC, pedestal wash basin, and corner shower enclosure with thermostatic shower. A built-in shelved storage cupboard houses the Worcester gas boiler. The floor is tiled with poly tiles, and the walls are fully tiled. Additional features include a column-style radiator with integrated chrome towel rail, a side-facing window, and recessed ceiling downlights.

### Garage

A one-and-a-half-size garage with a pitched roof,





up-and-over garage door, power and lighting, and a UPVC double-glazed side access door.

#### Outside

The property is accessed via double timber gates for vehicles or a separate pedestrian gate. Both lead to generous off-road parking that runs along the right-hand side of the property to an oversized garage. There is timber side access leading to the rear garden, along with external water supply and lighting. The front garden is beautifully presented, predominantly laid to lawn, with substantial inset stone areas, mature plants and trees, further outdoor lighting, and a storage area to the left-hand side of the property, which includes a timber shed and an additional water supply. A beautifully landscaped rear garden with timber gated side access. A large patio area leads to steps rising to an elevated, gravelled and paved garden that is well-stocked with a variety of plants, shrubs, and trees. Features include an ornamental pond, a summer house, and a gate opening to a further lawned garden area with mature trees, a paved patio, and two greenhouses. The garden is fully enclosed by timber fencing.

#### IMPORTANT INFORMATION

\*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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Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1876 ft<sup>2</sup>  
174.3 m<sup>2</sup>

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(1) Excluding balconies and terraces

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

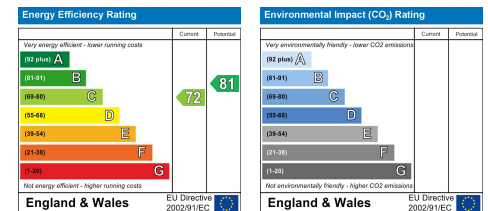
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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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