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New Broughton | Wrexham | LL11 6QA

£210,000

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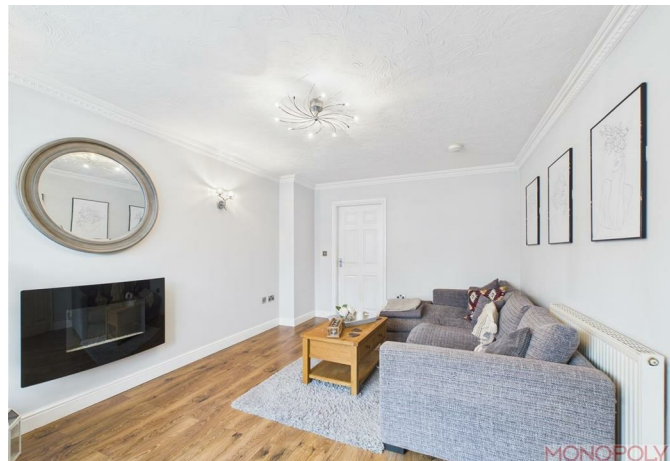
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New Broughton | Wrexham | LLI | 6QA

Situated in the popular area of New Broughton, Wrexham, this delightful semi-detached house on Tegid Drive offers a perfect blend of comfort and modern living. Built in 2004, the property spans an inviting 785 square feet, providing ample space for families or those seeking a peaceful retreat. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. Beyond is a kitchen/diner with patio doors opening to the garden. The house boasts three well-proportioned bedrooms, ensuring that everyone has their own private space. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household. One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in this area. This convenience is perfect for families with multiple cars or for hosting visitors.

The location itself is a significant advantage, offering a friendly community atmosphere while being within easy reach of local amenities and transport links. In summary, this semi-detached house on Tegid Drive presents a wonderful opportunity for those looking to settle in a welcoming neighbourhood. With its modern features, spacious layout, and ample parking, it is a property that truly deserves your attention.

- A THREE BEDROOM SEMI DETACHED HOUSE
- SPACIOUS LIVING ROOM
- KITCHEN/DINER
- DOWNSTAIRS WC
- MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- AMPLE OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION
- GAS CENTRAL HEATING



Entrance Hall

Laminate flooring, upvc entrance door, stairs to first floor, door to lounge.

Lounge

Wood effect floor, wall mounted electric fire, coving, window to front, door to kitchen.

Kitchen/Diner

Fitted range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, single oven, gas hob, extractor, tiled splash back, space for washing machine and tumble dryer, tiled floor, window to rear, patio doors to rear garden, door to wc.

WC

With toilet, hand wash basin, tiled floor, window to side.

First Floor Landing

Carpet, doors to bedrooms and bathroom, airing cupboard housing gas combi boiler, window to side, loft access.

Bathroom

Panel bath with shower from taps, wc, hand wash basin, laminate flooring, window to rear, part tiled walls, extractor.

Bedroom One

Carpet, window to front, door to en suite.

En Suite

With shower enclosure, wc, hand wash basin, tiled floor, extractor.

Bedroom Two

Carpet, window to rear.

Bedroom Three

Laminate flooring, window to front. Currently used as a study.

Outside

Front drive with off road parking for three to four cars.

Rear garden with patio adjacent house, path to timber garden store, step up to lawn, raised planters, gate to front.

Additional Information

Upvc double glazing

Gas central heating

IMPORTANT INFORMATION

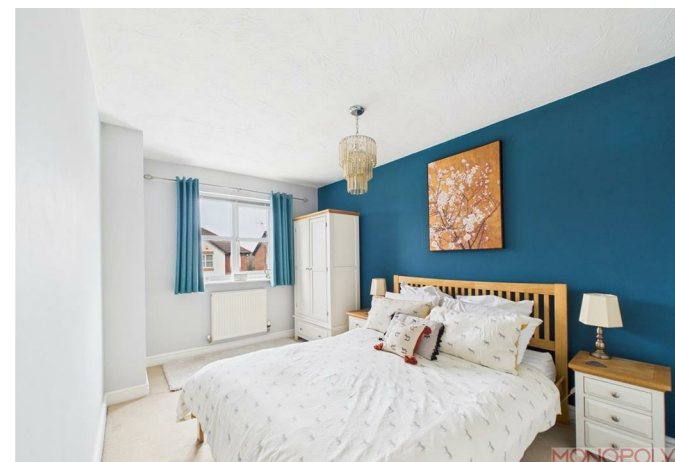
Material Information interactive report available in video tour and brochure sections.

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



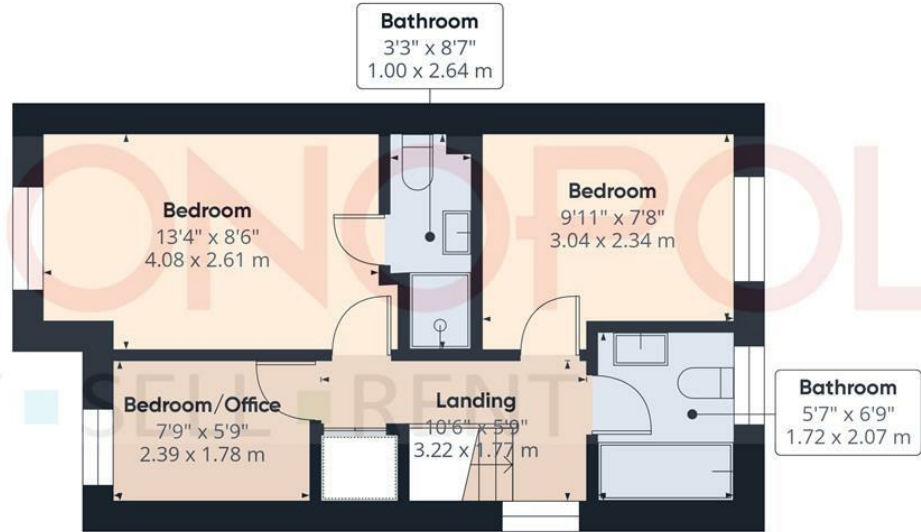
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Hallway
 6'10" x 4'7"
 2.08 x 1.41 m

WC
 6'0" x 2'10"
 1.83 x 0.87 m

Ground Floor



Bathroom
 3'3" x 8'7"
 1.00 x 2.64 m

Bedroom
 13'4" x 8'6"
 4.08 x 2.61 m

Bedroom
 9'11" x 7'8"
 3.04 x 2.34 m

Bedroom/Office
 7'9" x 5'9"
 2.39 x 1.78 m

Landing
 10'6" x 5'9"
 3.22 x 1.77 m

Bathroom
 5'7" x 6'9"
 1.72 x 2.07 m

Floor 1

Approximate total area⁽¹⁾
 715.48 ft²
 66.47 m²

Reduced headroom
 3.4 ft²
 0.32 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

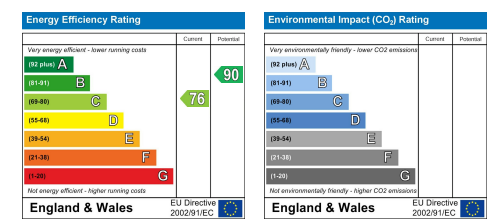
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