



Pentre View

Brymbo | Wrexham | LL11 5FH

£340,000

MONOPOLY
BUY ■ SELL ■ RENT

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Brymbo | Wrexham | LLI | 5FH

A beautifully presented four bedroom family home located on a modern and popular development on Miller Road, Brymbo enjoying fabulous views over Wrexham and beyond. The property offers well-presented accommodation including a spacious living room with fantastic front-facing views, a dining room with a bay window and French doors opening onto the patio, and a contemporary kitchen with adjoining useful utility room. A downstairs w.c adds to the convenience of the property. Upstairs, the principal bedroom benefits from built-in wardrobes, an en-suite, and stunning views, while bedroom two also features fitted storage. Two further bedrooms, a modern family bathroom and two useful storage cupboards complete the first floor. Externally, the home boasts a generous, mainly lawned rear garden which benefits from a great degree of privacy. There is a home office/garden room to the bottom of the garden complete with a fire, which could serve as a versatile space for entertainment, as well as an additional covered entertaining space with lighting. To the front, the property is approached via a tarmac driveway with parking suitable for 2-3 vehicles, as well as a single garage. Miller Road in Brymbo is a popular location, ideally suited for those seeking a modern, community-oriented setting. Wrexham city centre is just a short drive away, providing access to wider shopping, leisure, and transport links. With its peaceful surroundings, scenic views, and safe residential streets, Miller Road offers an ideal environment for families looking for both convenience and a sense of community.

- A FOUR BEDROOM DETACHED FAMILY HOME
- GARAGE AND DRIVEWAY
- CONTEMPORARY KITCHEN
- LOUNGE AND DINING ROOM
- UTILITY AND DOWNSTAIRS W.C
- PRINCIPAL BEDROOM WITH EN-SUITE
- CONTEMPORARY BATHROOM
- PRIVATE REAR GARDEN WITH LAWN AND PATIO
- GARAGE AND HOME OFFICE/ENTERTAINMENT ROOM
- POPULAR LOCATION!



Porch

An enclosed porch with access to uPVC Double Glazed front door.

Entrance Hallway

A welcoming entrance hallway with wooden laminate flooring, doors off to lounge, dining room, kitchen and downstairs w.c, uPVC Double glazed window to the side and stairs rising to the first floor.

Lounge

With impressive uPVC Double Glazed Bay window to the front displaying fabulous views, wood effect laminate flooring, two radiators and electric fire.

Dining Room

Featuring an impressive bay window to the side of the property, French doors to the rear patio, radiator and wood effect laminate flooring.

Kitchen

A contemporary kitchen comprising a range of wall, drawer, and base units with complementary worktops, incorporating a 1.5 bowl stainless steel sink unit. Appliances include a built-in electric oven, four-ring gas hob with extractor hood above and stainless steel splashback. Further benefits include part-tiled walls, tiled flooring, uPVC double-glazed windows to the rear and side elevations, and a door leading into the utility room.

Utility

A practical utility room featuring a fitted worktop incorporating a 1.5 bowl stainless steel sink unit, tiled flooring, wall-mounted combi boiler, and a uPVC double-glazed external door providing access to the side of the property.

Downstairs w.c

Conveniently located suite with low-level w.c and

floating hand wash basin, uPVC Double Glazed window to the side and wood effect laminate flooring.

First Floor Landing

With two storage cupboard, access to the loft, doors off to bedrooms and bathroom and carpet flooring.

Bedroom One

Boasting a uPVC double-glazed window to the front with fabulous views, two built-in wardrobes/storage cupboards, carpeted flooring, and access to a private en-suite.

En-Suite

A contemporary three-piece suite featuring a walk-in electric shower, pedestal hand wash basin and low-level w.c, heated towel rail, uPVC Double Glazed window to the side, part tiled walls, tiled floor and extractor fan.

Bedroom Two

A well-proportioned double bedroom featuring a uPVC double-glazed window overlooking the rear, built-in wardrobe/storage cupboard, radiator and laminate flooring.

Bedroom Three

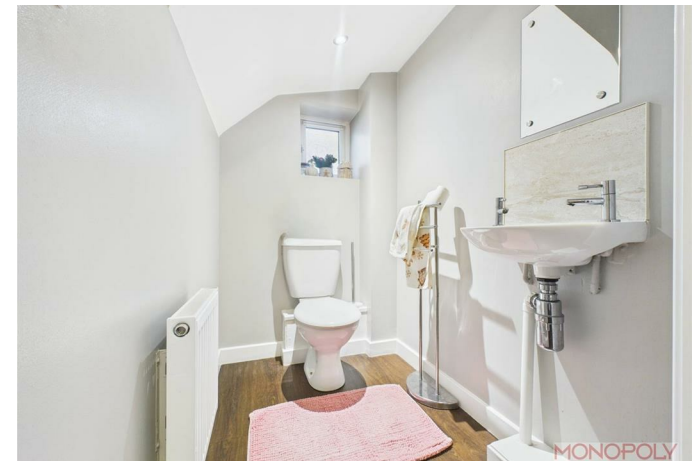
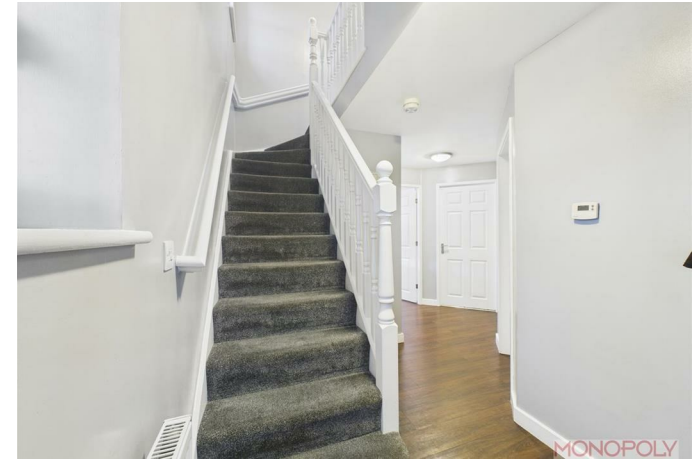
With uPVC Double Glazed window to the rear elevation, radiator and laminate flooring.

Bedroom Four

With uPVC Double Glazed window to the rear elevation, radiator and carpet flooring.

Bathroom

Contemporary three-piece suite housing a freestanding bath, pedestal hand wash basin and low-level w.c, tiled flooring, heated towel rail, extractor fan, tiled walls and uPVC Double Glazed window to the side.





Outside to the rear

A real impressive feature of the property is the rear garden, presenting a patio area, a considerable lawned area, access to the garage via a side door, a covered area with lighting currently used as a hot tub area, access to the office, an outdoor tap and access to the side of the property via a wooden gate,

Garden Room

Built in 2024, a fabulous versatile space located to the right hand side of the garden featuring an electric fire, power and lighting. With doors that open onto the garden.

Outside to the front

To the front, the property is approached via a tarmac driveway. Parking is to the side of the property with space for two to three vehicles. This tarmac drive leads to the garage. The front garden features a path to the front porch, decorative stone and a tree.

Garage

With up and over the door, power and lighting and an additional access door to the side from the rear garden.

ADDITIONAL INFORMATION

Boiler installed when the house was built in 2009... Home office space and patio added in 2024...

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









Approximate total area⁽¹⁾
1333 ft²
123.8 m²

Reduced headroom
1 ft²
0.1 m²

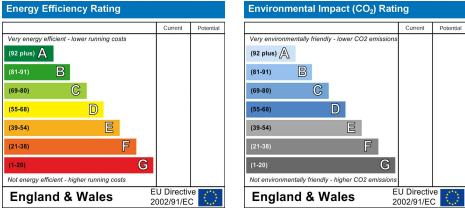
(1) Excluding balconies and terraces

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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