



Coed Efa, New Broughton LL11 6YN

£175,000

Located on Coed Efa in New Broughton, Wrexham, this delightful end-terrace house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The other side of the ground floor boasts a spacious modern kitchen. To the first floor are three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The bathroom is thoughtfully designed, catering to the needs of everyday life. One of the standout features of this property is the generous parking space, accommodating up to three vehicles on the drive and in the garage, which is a rare find in the local area. This added convenience ensures that you and your guests will never have to worry about parking. In summary, this end-terrace house in Coed Efa presents a wonderful opportunity for those looking to buy a new home. With its spacious layout, ample parking, and convenient location, it is a property that truly deserves your attention.

- A THREE BEDROOM END OF TERRACE
- SPACIOUS MODERN KITCHEN
- GARDENS TO FRONT, SIDE & REAR
- DOUBLE ASPECT LOUNGE/DINER
- FAMILY BATHROOM
- GARAGE & OFF ROAD PARKING



Internal Accommodation

Entrance Hall - Upvc entrance door, tile effect floor, stairs rising to first floor, door to lounge.

Lounge/diner - A spacious reception room with windows to front and rear, laminate flooring, door to kitchen.

Kitchen - A modern fitted range of wall and base units, complementary worktops, composite sink/drainer, mixer tap, window to rear, single oven, electric hob, extractor, spaces for American style fridge freezer, washing machine, dishwasher and tumble dryer, window to front, upvc door to rear porch.

Rear porch - Timber external door, polycarbonate roof.

First floor landing - Carpet, doors to bedrooms and bathroom, loft access, storage cupboard.

Bedroom One - Carpet, two windows to front, storage alcove.

Bedroom Two - Carpet, window to rear.

Bedroom Three - Carpet, window to front, built in wardrobes.

Bathroom - Panel bath with shower over, wash hand basin set in a vanity unit, wc, tiled floor and walls, window to rear, chrome towel radiator.

Outside

Single garage and two parking spaces on a concrete drive.

Enclosed front garden with patio and lawn.

Rear garden with brick store steps up to lawn and

timber deck, gate to rear.

Side garden with artificial grass, gates to front and rear gardens.

Additional Information

Gas combi boiler

Upvc double glazing

IMPORTANT INFORMATION

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

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MORTGAGES

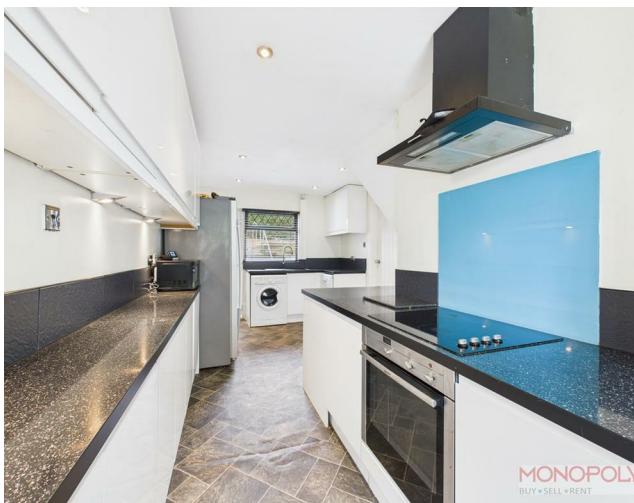


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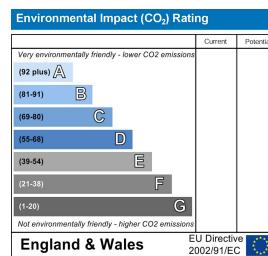
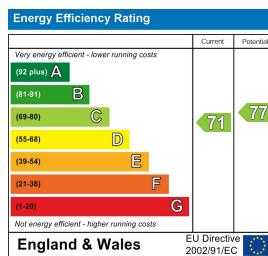
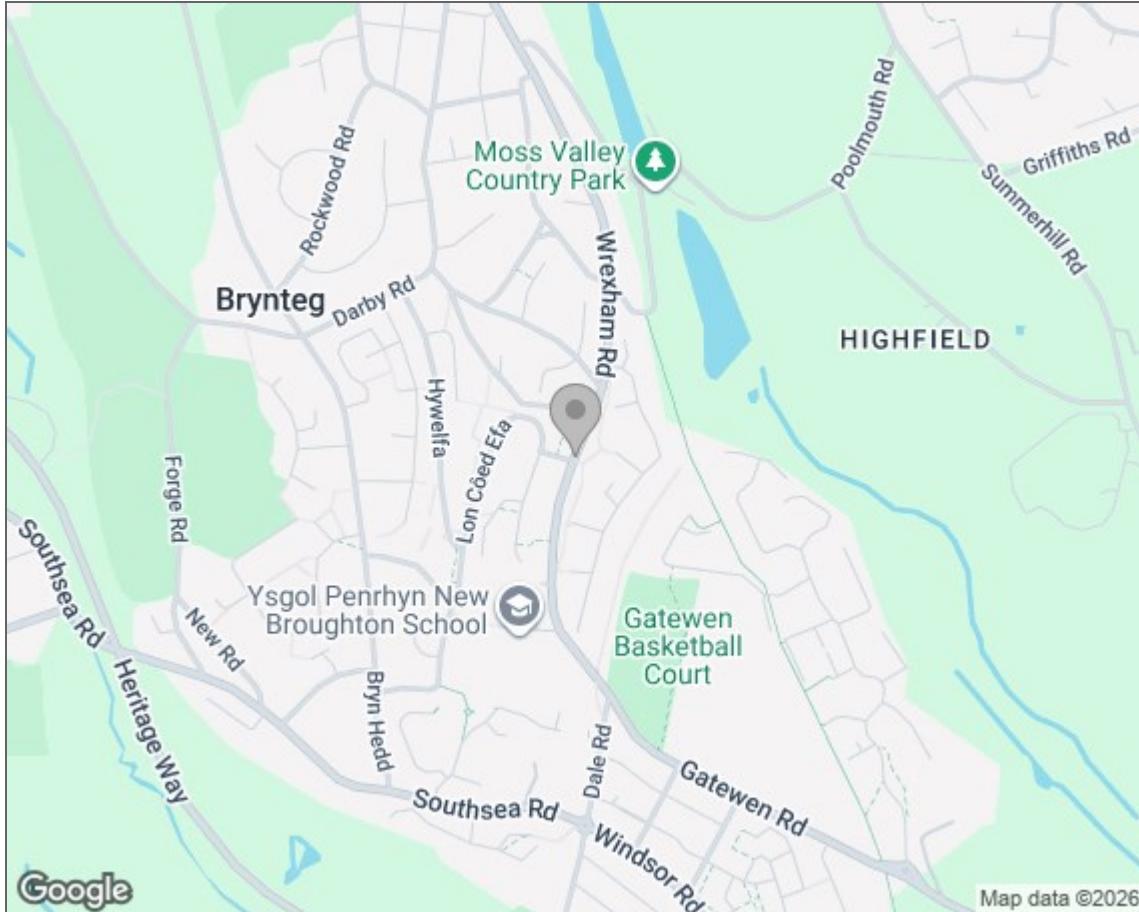




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