



Henblas Court, Wrexham LL11 6DX

£995

An immaculately presented 3 bedroom semi-detached property situated within a popular residential location in the village of New Broughton. This excellent property offers a beautifully appointed kitchen, en-suite shower room and off road parking. In brief the property comprises of; entrance hall, lounge, kitchen/dining room and cloakroom to the ground floor and 3 bedrooms, en-suite and bathroom to the first floor.

- An immaculately presented 3 bedroom semi-detached property
- En-suite
- Popular residential location
- Beautifully appointed kitchen/dining room
- Off road parking



Entrance Hallway

With carpeted flooring, stairs off to the first floor.

Lounge

4.44m x 3.63m (14'6" x 11'10")

A superbly presented room with a double glazed window to the front, carpeted flooring, door to useful storage cupboard.

Kitchen/Dining room

3.60m x 3.51m (11'9" x 11'6")

A beautifully appointed kitchen fitted with an attractive range of wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric double oven and grill, 4 ring electric hob with glass splash back and extractor fan over, integrated dishwasher and fridge/freezer, tiled flooring, double glazed french doors off to the rear garden, integrated washing machine, wall mounted gas combination boiler.

Cloakroom

Fitted with a low level w.c, wash hand basin, wood effect cushioned flooring.

First Floor Landing

With carpeted flooring, 2 storage cupboards, access to the loft space.

Bedroom 1

2.66m x 3.25m (8'8" x 10'7")

A well presented room with a double glazed window to the front, fitted wardrobes with sliding mirrored doors, carpeted flooring.

En-suite

Fitted with a low level w.c, pedestal wash hand basin, large fully tiled shower cubicle, part tiled walls, wood effect cushioned flooring, fitted mirror.

Bedroom 2

3.25m x 2.65m (10'7" x 8'8")

With a double glazed window to the rear, carpeted flooring.

Bedroom 3

2.40m x 1.91m (7'10" x 6'3")

With a double glazed window to the rear, carpeted flooring.

Bathroom

1.84m x 1.91m (6'0" x 6'3")

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath, part tiled walls, wood effect cushioned flooring, double glazed window.

Rear Garden

To the rear is a paved patio area leading on to a lawned garden with a slated area to the side. There is access to a timber garden shed and gated access to the rear.

Front

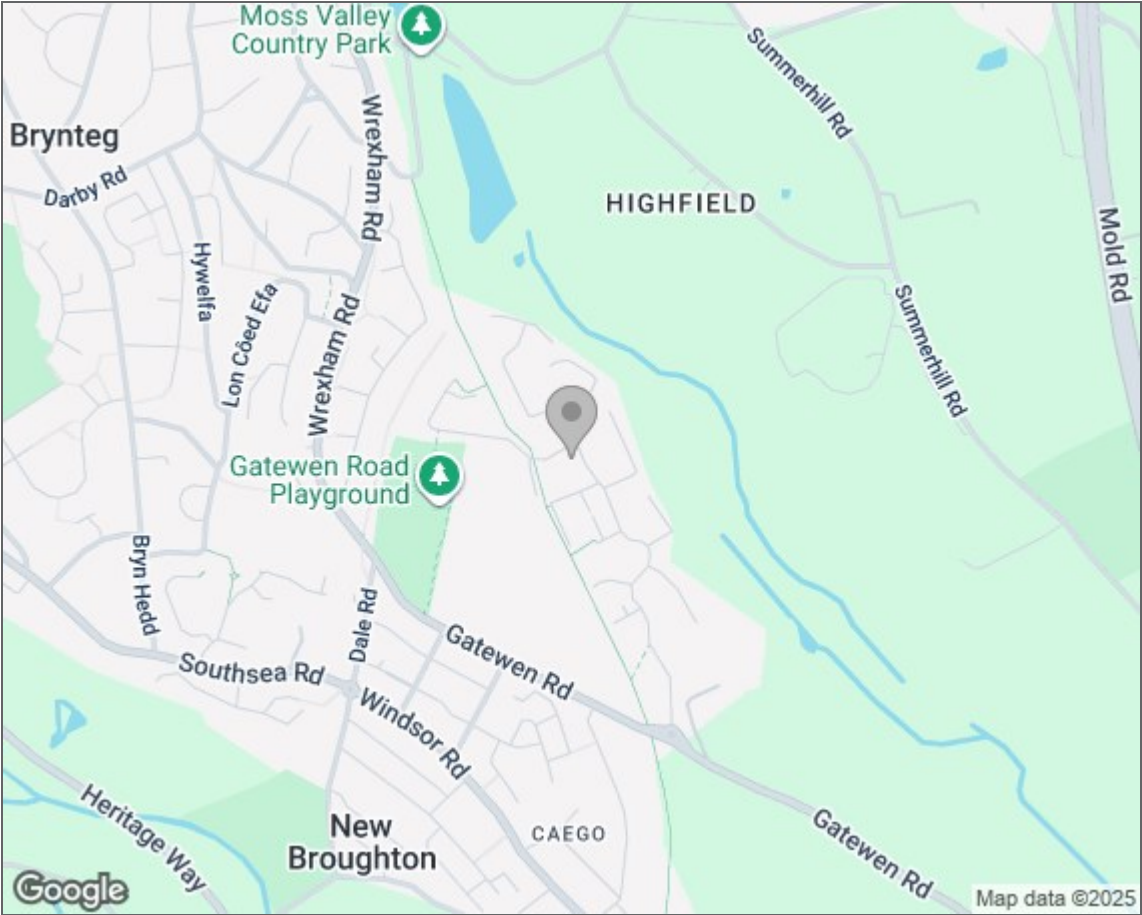
There is a tarmac driveway to the side providing ample off road parking.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

