



High Street | Pentre Broughton | Wrexham | LL11 6AG

Offers in the region of £130,000



ROSE RESIDENTIAL

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Located in the popular village of Pentre Broughton, this well presented two bedroom mid-terrace property offers comfortable living accommodation and the added advantage of off-road parking to the rear. The property briefly comprises a spacious reception room providing ample space for both living and dining areas, a fitted kitchen, and a ground-floor bathroom. To the first floor are two bedrooms, while outside there is a rear yard and further area providing off-road parking.

Entrance and Hallway

A part-glazed uPVC door opens into the hallway, where stairs rise to the first floor. To the left, a door leads into the spacious lounge/diner.

Openplan Lounge and Dining Room

21'10" x 12'2" (6.67m x 3.73m)

A welcoming reception room offering ample space for both a lounge and dining area. The room features front and rear facing uPVC double glazed windows, laminate flooring, and a useful under stairs storage cupboard.





Kitchen

10'11" x 5'4" (3.33m x 1.63m)

The kitchen is well appointed with a contemporary range of matching wall, drawer, and base units complemented by stylish work surfaces. An inset stainless steel sink with drainer sits beneath a side facing uPVC double glazed window, providing ample natural light. There is space for a cooker and fridge/freezer, plumbing for a washing machine, and the room is finished with part-tiled walls and attractive wood-effect flooring. A side facing part glazed uPVC door offers direct access to the garden.

Bathroom

The bathroom is fitted with a white suite comprising a low-level WC, pedestal wash hand basin, and panelled bath. The room features fully tiled walls, vinyl flooring and a side facing uPVC double glazed window with privacy glass. A Vokera boiler is housed in a cupboard above the toilet.

Stairs and Landing

Carpeted stairs lead from the hallway to the first floor landing, which provides access to the two bedrooms.

Bedroom One

11'5" x 10'5" (3.48m x 3.20m)

A generous double bedroom featuring a rear facing uPVC double glazed window with pleasant views, a built-in storage cupboard, radiator, and fitted carpet.

Bedroom Two

10'10" x 9'2" (3.31m x 2.80m)

This bright and versatile room can serve as a spacious single or small double bedroom. It features a front facing uPVC double glazed window, fitted carpet, radiator, and a handy storage cupboard positioned over the stairs.



External

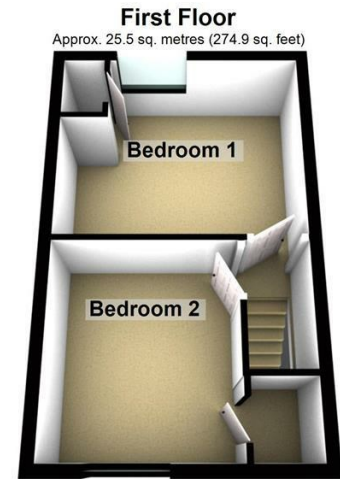
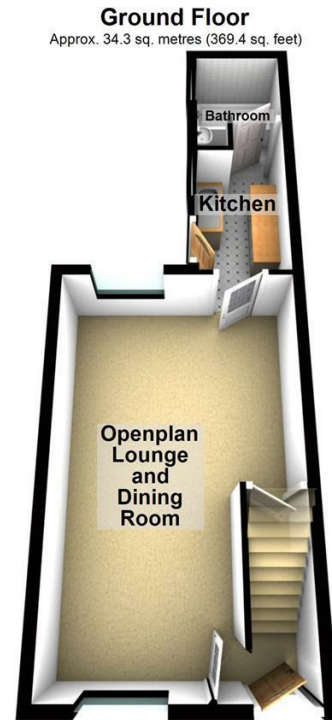
Immediately behind the property, and accessed directly from the kitchen, is a yard area with gated access. Beyond the gate, a bin access alleyway leads to a further concrete area which features a useful storage shed and provides off-road parking for one vehicle

Disclaimer

The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility for any errors or omissions, and it is subject to change without notice.

All prospective buyers or tenants are strongly advised to verify any details and conduct their own due diligence before making any decisions. The property may be subject to changes in zoning, laws, or other factors that could impact its use or value. Additionally, the property is sold or leased "as-is" and may not be in perfect condition.

By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.



Total area: approx. 59.9 sq. metres (644.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		63
(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

Wrexham

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