

# Wingetts

More than just estate agents



## 1 Maelor Close

Pentre Broughton, Wrexham, LL11 6AX

A beautifully presented and spacious 3 double bedroom detached house with the addition of a garden room and detached brick built garage situated in a small development of just 2 other properties within the popular village of Pentre Broughton with its local amenities and good road links into Wrexham and beyond. The accommodation has been well maintained by the current owners to provide an impressive family home having the benefit of Upvc double glazing, gas central heating and briefly comprises a canopy entrance porch, welcoming hall with turned staircase and useful store cupboards, light and airy lounge with fireplace, spacious family sized dining room for entertaining and patio doors leading to the garden room with insulated ceiling and radiator for all year round use. Fitted shaker style kitchen with quality granite work surface areas and a cloaks/w.c. The 1st floor galleried landing connects the 3 double bedrooms, 2 with fitted wardrobes or built in store cupboards, and a family bathroom with corner bath and separate shower enclosure. Externally, a private drive offers ample parking alongside a low maintenance artificial grass front garden and rockery style border with shrubs. The detached garage has the benefit of an electric roller door. The side and rear garden offers a sunny, secure and private aspect to include brick paved patio areas for outdoor entertaining, artificial grass, flower beds and space for greenhouse. Energy Rating - D (65)

Offers In Excess Of £265,000

# 1 Maelor Close

Pentre Broughton, Wrexham, LL11 6AX



- A beautifully presented and spacious detached house
- Cloakroom/w.c, lounge
- Three bedrooms, bathroom
- Gardens to front and rear
- Within the popular village of Pentre Broughton
- Dining room, garden room
- Private driveway
- Canopy porch, welcoming hallway
- Fitted kitchen
- Detached garage

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## WELCOMING HALLWAY

## CLOAKROOM/W.C

## LOUNGE

12'1 x 11'9 (3.68m x 3.58m )

## DINING ROOM

15'9 x 8'8 (4.80m x 2.64m )

## GARDEN ROOM

11'5 max x 11'1 (3.48m max x 3.38m )

## KITCHEN

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

12'4 x 10'5 (3.76m x 3.18m )

## BEDROOM TWO

11'4 x 10'5 (3.45m x 3.18m )

## BEDROOM THREE

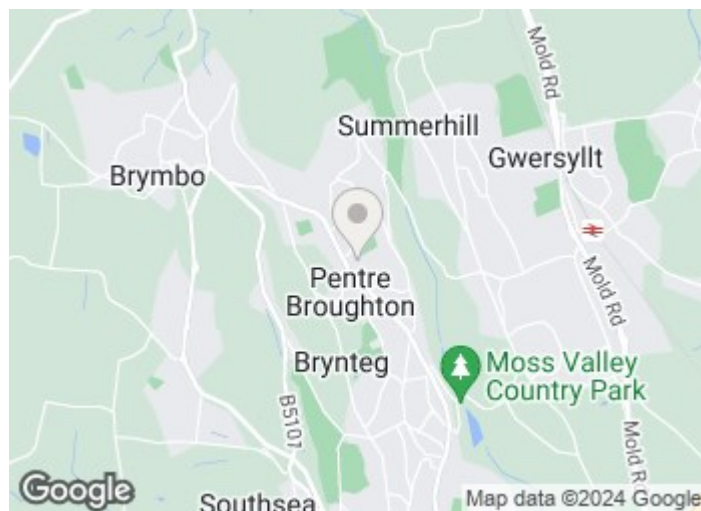
10'1 x 9'3 (3.07m x 2.82m )

## BATHROOM

10'0 x 7'3 (3.05m x 2.21m )

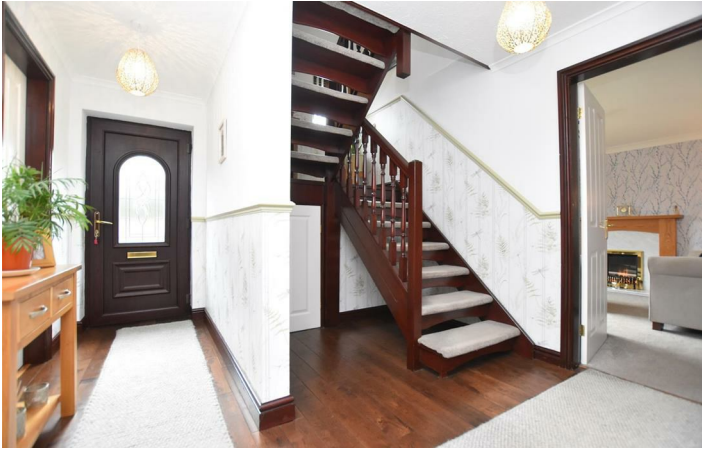
## OUTSIDE

## COUNCIL TAX BAND - E

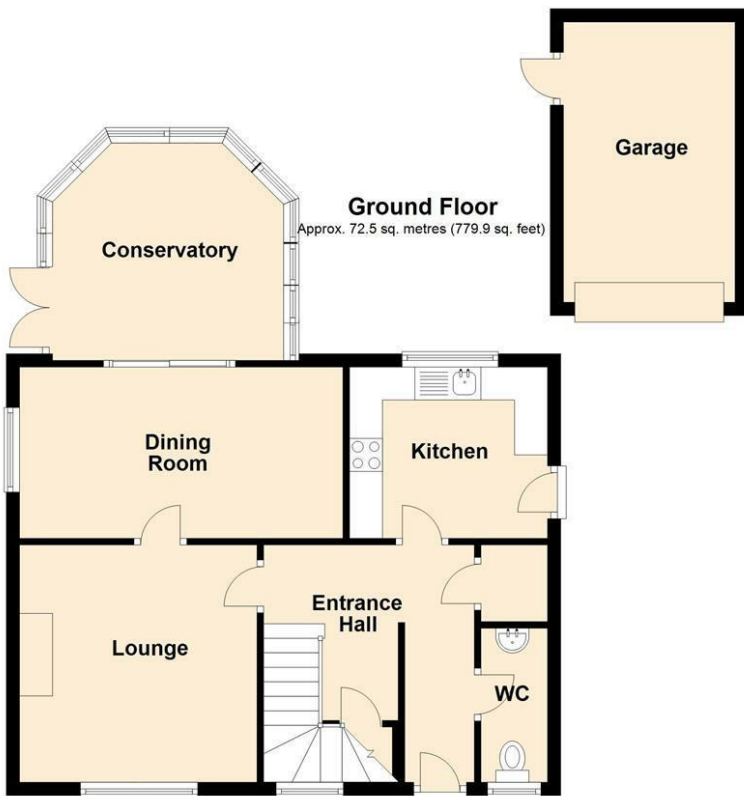


[Directions](#)





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

29 Holt Street, Wrexham, LL13 8DH  
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	80
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	