



## 39 Brynmally Park

Pentre Broughton, Wrexham, LL11 6BS

A spacious 3 bedroom mid terrace home with stunning panoramic views to the rear and good sized gardens situated within the village of Pentre Broughton with its range of convenient amenities including a primary school. The well presented accommodation has the benefit of Upvc double glazing, Worcester gas combination boiler and neutral decoration and carpets. Briefly comprising a canopy porch, entrance hall with stairs to 1st floor landing, dual aspect lounge, well proportioned kitchen dining room with access to the rear garden and a useful store cupboard. The 1st floor landing gives access to the 3 bedrooms, 2 of which are doubles and a good sized single. The family bathroom includes a modern suite with shower over the bath. Externally, a lawned front garden with privacy hedging and a gated path opening to the rear garden with its countryside setting and far reaching views, a generous lawned area and brick built store shed. Energy Rating - D (60)

**Price £185,000**

# 39 Brynmally Park

Pentre Broughton, Wrexham, LL11 6BS



- A spacious mid terrace home
- With stunning panoramic views to the rear
- Situated within the village of Pentre Broughton
- Canopy porch
- Hallway
- Dual aspect lounge
- Kitchen/diner
- Three bedrooms
- Modern family bathroom
- Gardens to front and rear

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## HALLWAY

## LOUNGE

17'1 x 11'1 (5.21m x 3.38m )

## KITCHEN/DINER

17'1 x 10'4 (5.21m x 3.15m )

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

17'1 x 11'2 (5.21m x 3.40m )

## BEDROOM TWO

9'7 x 9'7 (2.92m x 2.92m )

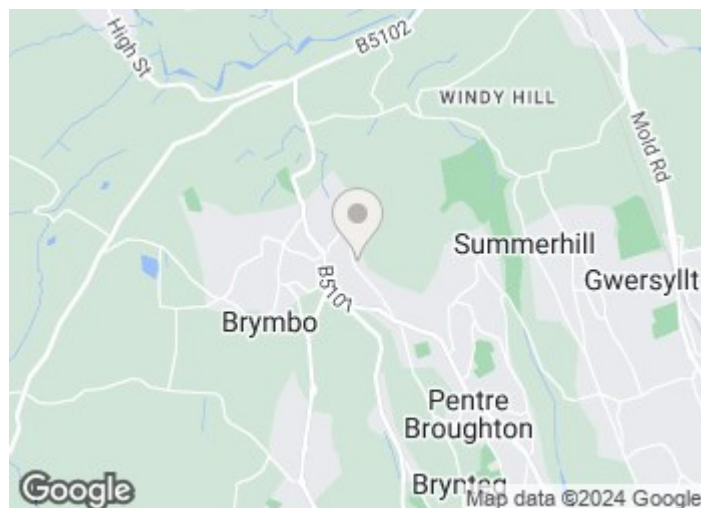
## BEDROOM THREE

9'6 x 7'1 (2.90m x 2.16m )

## BATHROOM

## OUTSIDE

## COUNCIL TAX BAND - B



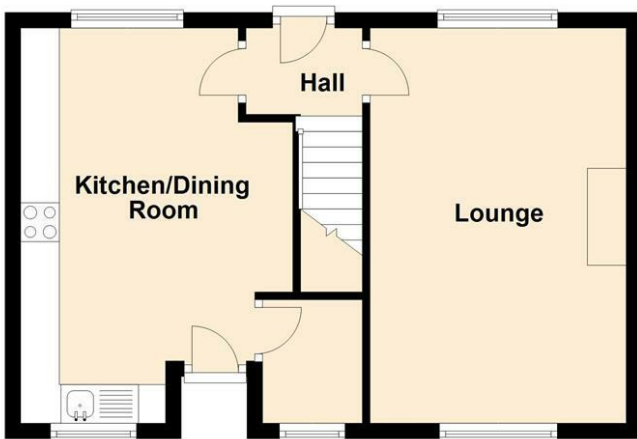
[Directions](#)



# Floor Plan

## Ground Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(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	