



92 Coed Efa

New Broughton, Wrexham, LL11 6YN

A beautifully refurbished 2 bedroom semi detached house offering stunning panoramic views across Wrexham and Cheshire located just a short drive from the city centre and a range of amenities, schools and the picturesque Moss Valley Country Park. The property has been newly refurbished and briefly comprises a composite entrance door opening to the hall with stairs to 1st floor landing, spacious lounge diner with lovely views and a dual aspect, stylish grey gloss fitted kitchen, utility and store cupboard. The 1st floor landing connects the 2 well proportioned bedrooms and a new modern bathroom with mains shower over the bath and drench style shower head. Bedroom 1 has 2 Upvc double glazed windows to front from where to admire the far reaching views. New fitted carpets/floor coverings throughout, newly plastered and decorated walls and ceilings and new cottage style internal doors. To the front of the property is an enclosed low maintenance garden with artificial grass and impressive views. The rear garden is mainly lawned and enclosed within timber fencing. NO CHAIN. Energy Rating - D (64)

Price £145,000

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- Beautifully semi detached house
- Stunning panoramic views
- Early viewing advised
- 2 bedrooms
- No Chain
- Energy Rating - D (64)
- Refurbished
- Gardens to front and rear

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

LOUNGE/DINER

19'3 x 9'4 (5.87m x 2.84m)

KITCHEN

12'0 x 7'3 (3.66m x 2.21m)

UTILITY

7'7 x 6'4 (2.31m x 1.93m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

BEDROOM TWO

10'2 x 9'8 (3.10m x 2.95m)

BATHROOM

6'9 x 5'1 (2.06m x 1.55m)

OUTSIDE

COUNCIL TAX BAND - B



[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.

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