

Moss Valley Road, New Broughton, LL11 6JA  
**Price** £165,000

Reference: 19359818

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION:** Add text here

**SERVICES:** Add text here

**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council

**VIEWING:** Add text here



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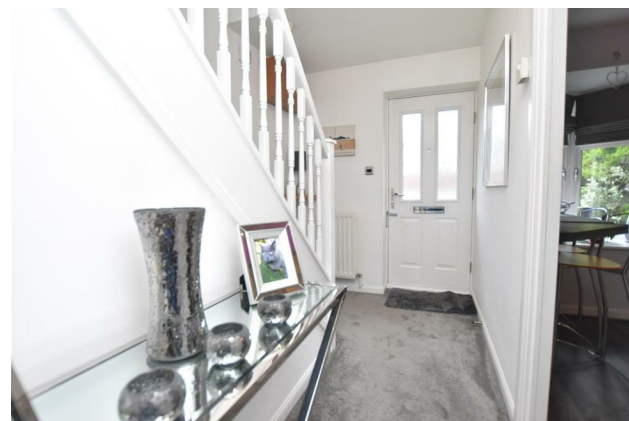


## Description

Presented in lovely condition is this 2 bedroom end mews having the benefit of a good sized conservatory overlooking the private rear garden and double width driveway. Situated within this popular development on the fringe of the picturesque Moss Valley Country Park yet just a short drive from Wrexham City Centre and all its amenities, the accommodation briefly comprises an open fronted porch, entrance hall with staircase to 1st floor landing, fitted kitchen breakfast room with modern base and wall cupboards and feature window, lounge with wood effect flooring and double doors opening to the conservatory with underfloor heating. The 1st floor landing gives access to the 2 bedrooms, with the main bedroom having fitted wardrobes. The modern bathroom is well appointed to include a shower bath with drench style shower head. To the outside the double width drive leads to the entrance porch and a gated path continues to the rear garden with its private and sunny aspect, lawned area, timber decked patio and flower beds. Energy Rating - D (67)

### LOCATION

Situated approximately 2.5 miles from the centre of Wrexham and within a short walk of Moss Valley Country Park with its picturesque setting and municipal golf course. Positioned on the fringe of the village with adjoining villages offering convenient shopping facilities and amenities that include Primary and Secondary Schools. Good road links allow access to the A483 by-pass which connects Wrexham to Chester, Mold and Oswestry therefore allowing for daily commuting to the major commercial and industrial centres of the region. Wrexham Maelor Hospital is only a short driving distance away as is Glyndwr University. Wrexham City Centre offers a wealth of retail, leisure and social amenities.



### DIRECTIONS

From Wrexham city centre proceed along Mold Road passing the Football Ground and at the roundabout take the left passing the entrance to B & Q on the right. At the next mini roundabout take the second exit and proceed under the flyover bridge taking the next right hand turning. Proceed for approx. 1 mile passing countryside on the right and then take the right hand turning into Moss Valley Road. Follow the road around where eventually No. 48 will be observed on the right hand side.

### ON THE GROUND FLOOR

Canopy porch with part glazed door opens to:

### HALLWAY

Having staircase to first floor landing, radiator, alarm control panel (not tested) and four panel door opening to:

### LOUNGE

13'2 x 12'9

Featuring wood effect flooring, two wall light points, radiator, internal window, useful understairs storage cupboard and part glazed door opening to:

### CONSERVATORY

10'0 x 9'0

An excellent addition to the property having upvc double glazed windows on a brick plinth overlooking the rear garden, heated tiled flooring, contemporary radiator, ceiling light and upvc double glazed French door to garden.

### KITCHEN/BREAKFAST ROOM

10'4 x 6'4

Fitted with a range of base and wall cupboards with chrome handles complimented by work surface areas incorporating a Frankie stainless steel single drainer sink unit with mixer tap, four ring gas hob with oven/grill below and extractor hood above, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, under unit lighting, double glazed window to front with deep sill, breakfast bar, radiator, part tiled walls, inset ceiling spotlights and wood effect flooring.

### ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With double glazed window, ceiling hatch to roof space with pull-down loft ladder and four panel white woodgrain effect doors off.

### BEDROOM ONE

12'9 into recess x 10'5

Double glazed window to front, oak flooring, radiator, built-in four door wardrobe and airing cupboard with hot water cylinder.

### BEDROOM TWO

11'2 x 7'8

Double glazed window to rear and radiator.

### BATHROOM

Appointed with a modern white suite of wall hung wash basin with chrome mixer tap and mirror fronted cabinet above, shower bath with central mixer tap, mains thermostatic shower, drench style shower head and splash screen, close coupled w.c, chrome heated towel rail, inset ceiling spotlights, double glazed window, part tiled walls, tiled flooring and shaver socket.

### OUTSIDE

The property is approached along a double width driveway providing parking for two cars and pathway leading to the entrance door alongside a lawned garden. A gated side path leads to the rear garden which enjoys a private and sunny aspect and features a lawned area, timber decked patio for barbeques, flowerbeds and privacy hedging, all of which is enclosed.

### COUNCIL TAX BAND - C