



34 Broughton Heights, Pentre Broughton, LL11 6BX

Price £245,000

A spacious 3 bedroom detached family home with garage and good sized rear garden located on this popular residential development in the village of Pentre Broughton approximately 3 miles from Wrexham City Centre and its excellent range of amenities, shops, public transport and road links. The accommodation has been newly decorated and briefly comprises a canopy porch, hall with staircase to 1st floor landing, cloaks/w.c., spacious lounge thro to the dining area with bay window to front and French doors to the rear garden. Fitted kitchen with a range of base and wall cupboards with plenty of works surface areas and useful store cupboard. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and a family bathroom. The principal bedroom has an en-suite wet room with walk in shower area. To the outside, a double width drive leads to the garage alongside a lawned garden. The rear garden benefits from a good degree of privacy and features 2 timber decked patio areas, lawn and useful store shed. NO CHAIN. Energy Rating - C (72)

LOCATION

This well presented home is located within the Broughton Heights development approximately 3 miles of Wrexham City centre and offers a small range of convenient facilities and amenities together with the picturesque Moss Valley Country Park within easy reach and its 9 hole golf course. There is a public transport service that operates within the area together with a local primary school. There are good road links providing access to the A483 bypass which links Wrexham, Chester and Oswestry.

DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing the University and Football ground on the right. At the roundabout, take the 1st exit onto Berse Road. Take the 2nd exit at the next roundabout, under the bridge and next right past Rhyd Broughton Vets. Continue for a further 1 ½ mile up the hill and take the right turn into Broughton Heights, proceed into the development and take the right turn just after the childrens play area and the property will be observed on the left.

ON THE GROUND FLOOR

Canopy porch with welcome light and upvc part glazed door opening to:

HALLWAY

With tiled flooring, stairs to first floor landing, coving to ceiling, radiator and six panel white woodgrain effect doors off to all rooms.

CLOAKS/W.C

Appointed with a low flush w.c, wall hung wash basin with tiled splashback, radiator, upvc double glazed window and tiled flooring.

LOUNGE/DINER 20'6 x 11'6 (6.25m x 3.51m)

A spacious light and airy reception room having upvc double glazed part bay window to front, upvc double glazed French doors opening to the rear garden, wall mounted electric fire, two radiators, coving to ceiling, wood effect flooring and six panel white woodgrain effect door opening to:

KITCHEN 8'6 x 13'1 (2.59m x 3.99m)

Fitted with a range of base and wall units complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, four ring gas hob with oven/grill below and pull out extractor hood above, part tiled walls, tiled flooring, radiator, plumbing for washing machine, space for fridge freezer, space for tumble dryer, upvc part glazed external door and useful understairs storage cupboard.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With airing cupboard having radiator and slatted shelving and doors off to all rooms.

BEDROOM ONE 13'0 x 11'8 (3.96m x 3.56m)

Upvc double glazed window to front, radiator and sliding six panel door opening to:

WET ROOM

Low flush w.c, wall hung wash basin with tiled splashback, wet area with electric shower unit, non-slip flooring, part tiled walls, upvc double glazed window, radiator and extractor fan.

BEDROOM TWO 13'0 x 8'4 (3.96m x 2.54m)

Upvc double glazed window to front, radiator, ceiling hatch to roof space and built-in storage cupboard.

BEDROOM THREE 7'3 x 8'6 plus recess (2.21m x 2.59m plus recess)

Upvc double glazed window with far reaching views and radiator.

BATHROOM

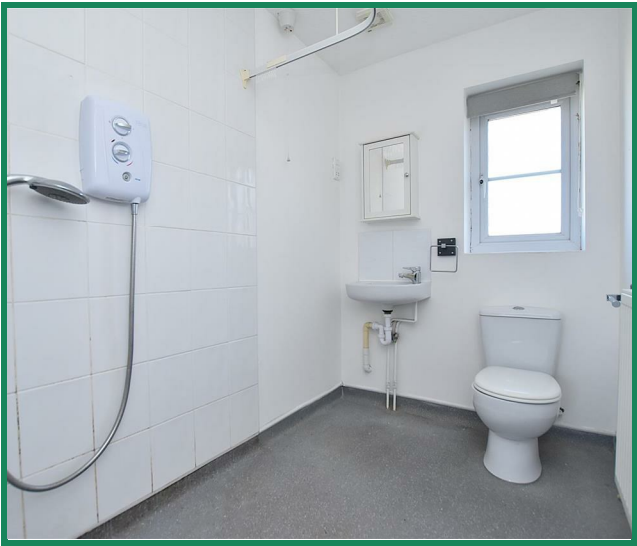
Appointed with a white suite of low flush w.c, pedestal wash basin with mixer tap, bath with central mixer tap and hand held shower take-off, part tiled walls, upvc double glazed window, radiator and extractor fan.

OUTSIDE

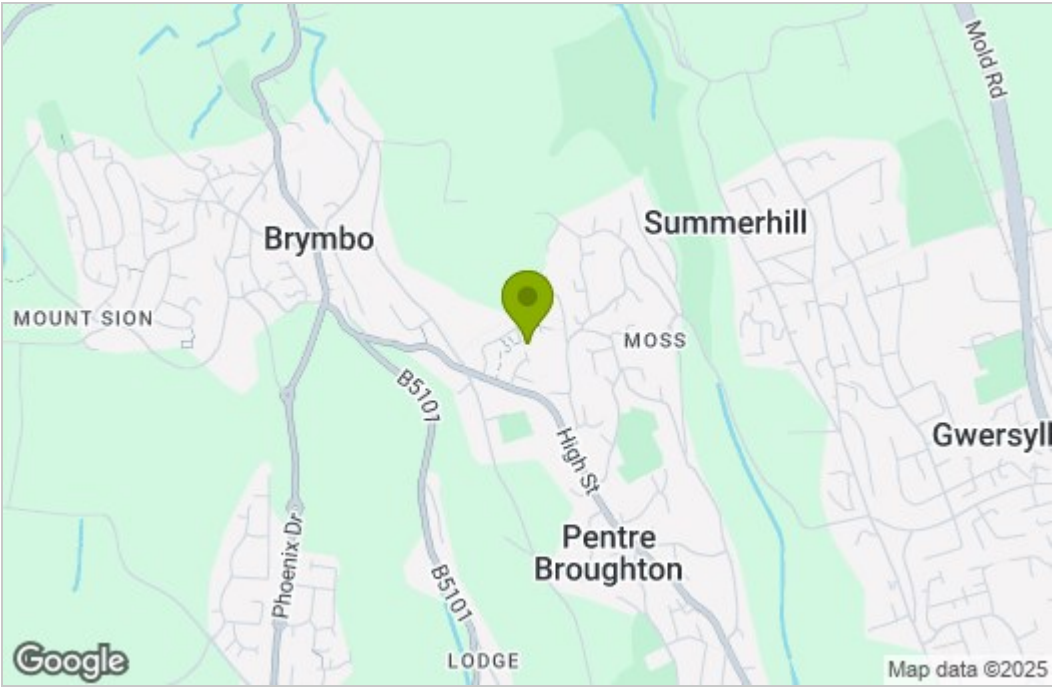
To the front of the property is a double width driveway leading to the garage having a metal up and over door alongside a lawned garden. A gated side path leads to the rear garden which includes a lawned area, two timber decked patio areas, one with pergola, cold water tap and useful lockable store shed.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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

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