

Wingetts

More than just estate agents



15 Weston Road, New Broughton, Wrexham, LL11 6TG

Offers In Excess Of £150,000

A superbly presented 2 double bedroom semi detached house with south facing rear garden and garage, much improved by the current owners to an excellent standard to include a replacement roof, electrics, windows, oak veneer internal doors etc.

Conveniently located within the village of New Broughton approximately 2 miles from the city centre and all its amenities, public transport and shopping facilities. The accommodation briefly comprises a stylish grey composite entrance door beneath a canopy porch, hall with wood effect flooring and stairs to 1st floor landing, dining room with walk in bay window to front, lounge with French doors opening to the rear garden, and a fitted kitchen. The 1st floor landing connects the 2 double bedrooms, 1 with fitted wardrobes, and a well appointed bathroom with bath and separate shower enclosure. A gated side access leads to the rear garden with timber decked patio for outdoor entertaining, lawn and flower bed. A rear access lane leads to the garage with hinged doors, lighting and power. Energy Rating - TBC

LOCATION

Situated approximately 2 miles from the centre of Wrexham with the village offering convenient shopping facilities and amenities. 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 the University. Wrexham City Centre offers a wealth of retail, leisure, and social amenities. There are both primary and secondary schools within the catchment.

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. Continue into the village of Caego and then take the left turn immediately prior to the convenience store. At the t junction turn right onto Weston Road and the property will be observed on the left.

ON THE GROUND FLOOR

Grey composite entrance door with up and down welcome light opening to:

HALLWAY

With grey wood effect flooring, radiator, oak veneer doors, stairs to first floor landing and coving to ceiling.

DINING ROOM 11'2 x 9'0 (3.40m x 2.74m)

Upvc double glazed walk-in bay window, continuation of the grey wood effect flooring, radiator, coving to ceiling and inset ceiling spotlights.

LIVING ROOM 12'9 x 12'3 (3.89m x 3.73m)

A good sized reception room with upvc double glazed French doors opening to the rear garden, grey wood effect flooring, radiator, coving to ceiling, useful understairs storage cupboard and inset ceiling spotlights.

KITCHEN 9'4 x 6'6 (2.84m x 1.98m)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a four ring electric hob with oven/grill below and extractor hood above, circular sink unit with mixer tap, upvc double glazed window, part tiled walls, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, upvc part glazed external door, radiator and tiled flooring.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, oak veneer doors and ceiling hatch to roof space.

BEDROOM ONE 11'3 x 9'2 (3.43m x 2.79m)

Two upvc double glazed windows to front, floor to ceiling fitted wardrobes with sliding doors, radiator, coving to ceiling and inset ceiling spotlights.

BEDROOM TWO 10'2 x 9'9 (3.10m x 2.97m)

A second double bedroom with upvc double glazed window to rear, radiator, inset ceiling spotlights, coving to ceiling and storage cupboard housing the Worcester gas combination boiler.

BATHROOM 9'3 x 6'6 (2.82m x 1.98m)

Beautifully appointed with a four piece bathroom suite of corner shower enclosure with mains thermostatic shower and Rainforest style shower head, bath with waterfall style mixer tap and hand held shower take-off, wash basin set within vanity unit with waterfall style mixer tap, low flush w.c, upvc double glazed window, chrome heated towel rail, illuminated mirror, extractor fan, inset ceiling spotlights, part tiled walls and tiled flooring.

OUTSIDE

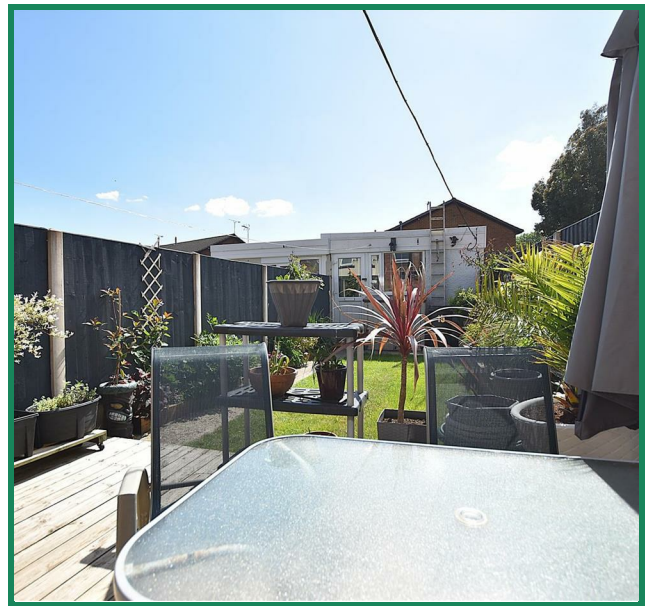
To the front of the property is a canopy porch with welcome light to entrance door. A gated side path leads to the rear garden which is a particular feature of the property enjoying a good degree of privacy together with a south facing aspect and includes a timber decked patio area for outdoor entertaining, external electric sockets and lighting, lawned area, raised flowerbeds and upvc part glazed door giving rear access to:

GARAGE 19'8 x 11'4 (5.99m x 3.45m)

Hinged double doors front the rear access lane, lighting, power sockets and upvc double glazed window.

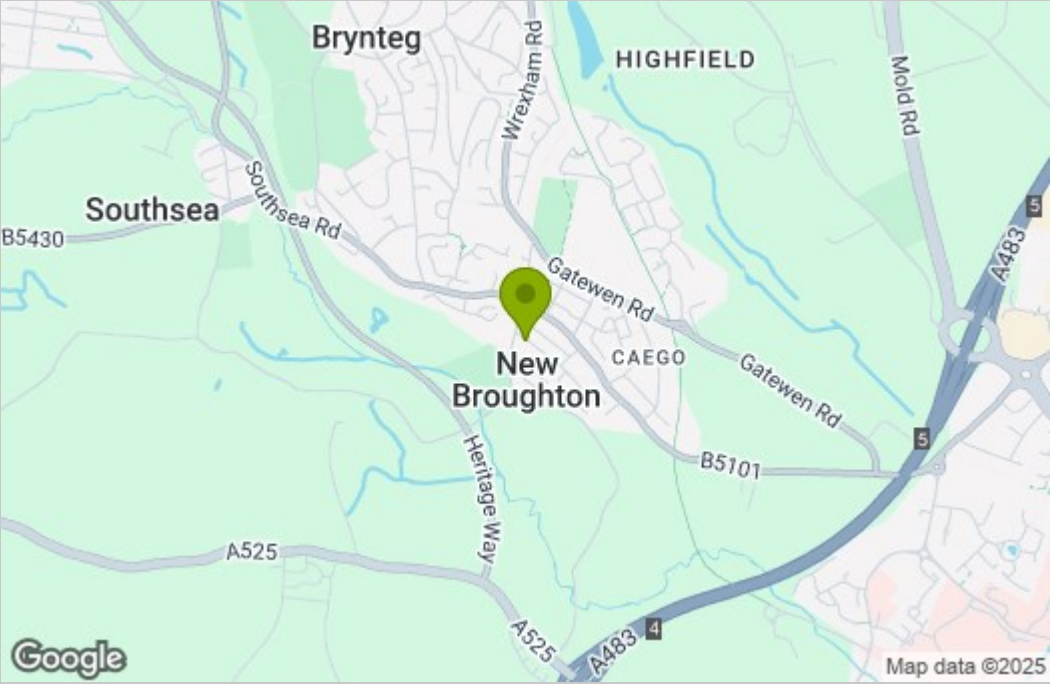
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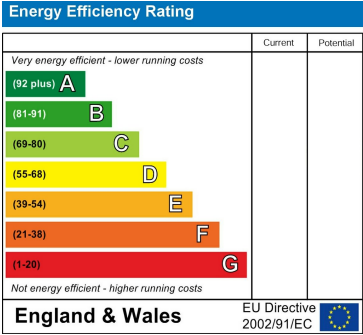


Floor Plan

Area Map



Energy Efficiency Graph



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