



47 Coed Efa, New Broughton, Wrexham, LL11 6YL
Offers In Excess Of £150,000

Presented in good order offering well proportioned 3 bed accommodation together with views towards Wrexham conveniently located in the village of New Broughton just a short drive from Wrexham City Centre and all its amenities. The village has a range of shopping facilities, bus service and primary school. This mews style house has the benefit of new fitted carpets, redecoration, gas fired central heating and Upvc double glazing and briefly comprises a canopy porch, entrance hall with stairs to first floor landing, spacious dual aspect lounge and a good sized fitted kitchen with an extensive range of base and wall cupboards and work surface areas. On the first floor, the landing connects the three bedrooms and a shower room. To the outside, a path leads alongside the lawned garden to the canopy porch. The rear garden includes a paved patio, lawn and brick store shed together with rear access to communal parking. Energy Rating - C (69)

LOCATION

Situated approximately 2.5 miles from the centre of Wrexham and within walking distance 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 left turn into Coed Efa.

ON THE GROUND FLOOR

Canopy porch with PVC entrance door opening to:

HALLWAY

With stairs off to first floor landing and six panel door opening to:

LOUNGE 19'4 x 12'3 (5.89m x 3.73m)

Upvc double glazed windows to front and rear, radiator, gas fire in surround and wood effect flooring.

KITCHEN 20'6 x 9'2 max (6.25m x 2.79m max)

Fitted with a shaker style range of base and wall cupboards with work surface areas incorporating a 1 ½ bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, four ring electric hob with oven/grill below, part tiled walls, wood effect flooring, plumbing for washing machine and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space.

BEDROOM ONE 15'8 x 9'9 (4.78m x 2.97m)

Two upvc double glazed windows with far reaching views, radiator and tiled fireplace.

BEDROOM TWO 13'6 max x 9'2 (4.11m max x 2.79m)

Upvc double glazed window to rear, radiator, storage cupboard and Vaillant gas combination boiler.

BEDROOM THREE 11'5 x 5'9 (3.48m x 1.75m)

Upvc double glazed window to front.

SHOWER ROOM 7'8 x 4'3 (2.34m x 1.30m)

Appointed with a low flush w.c, pedestal wash basin, shower area with electric shower unit, non-slip flooring, two upvc double glazed windows, wipe clean wall panels and radiator.

OUTSIDE

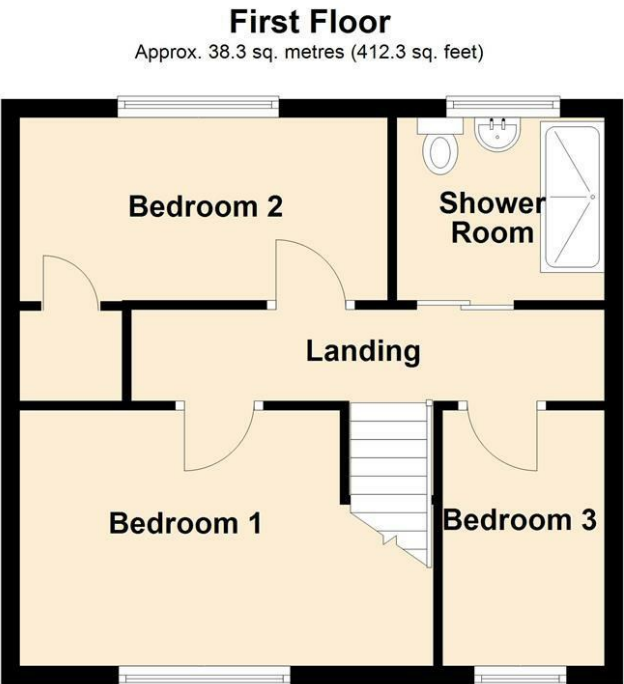
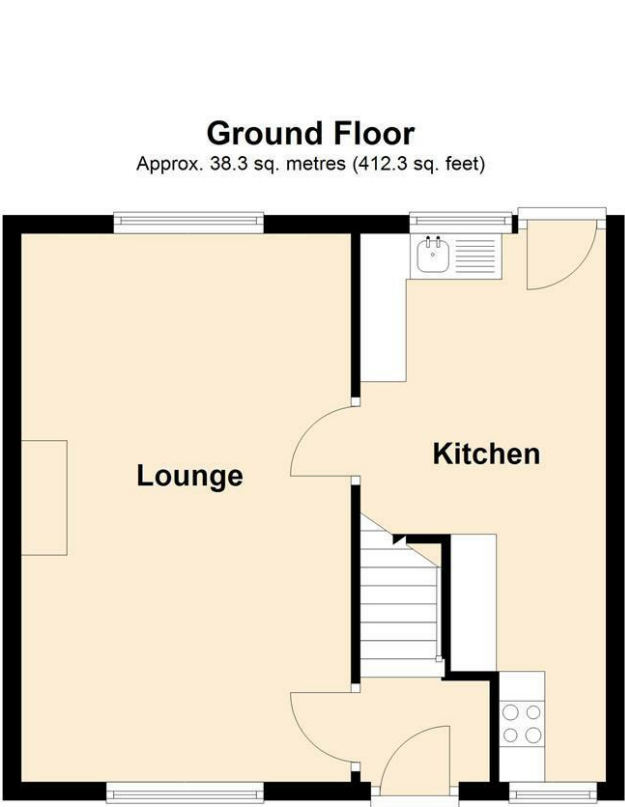
The property is approached via steps and pathway leading to the canopy porch alongside a lawned garden. The rear garden includes a paved patio with lawn beyond, brick store shed and gated access to communal parking.

PLEASE NOTE

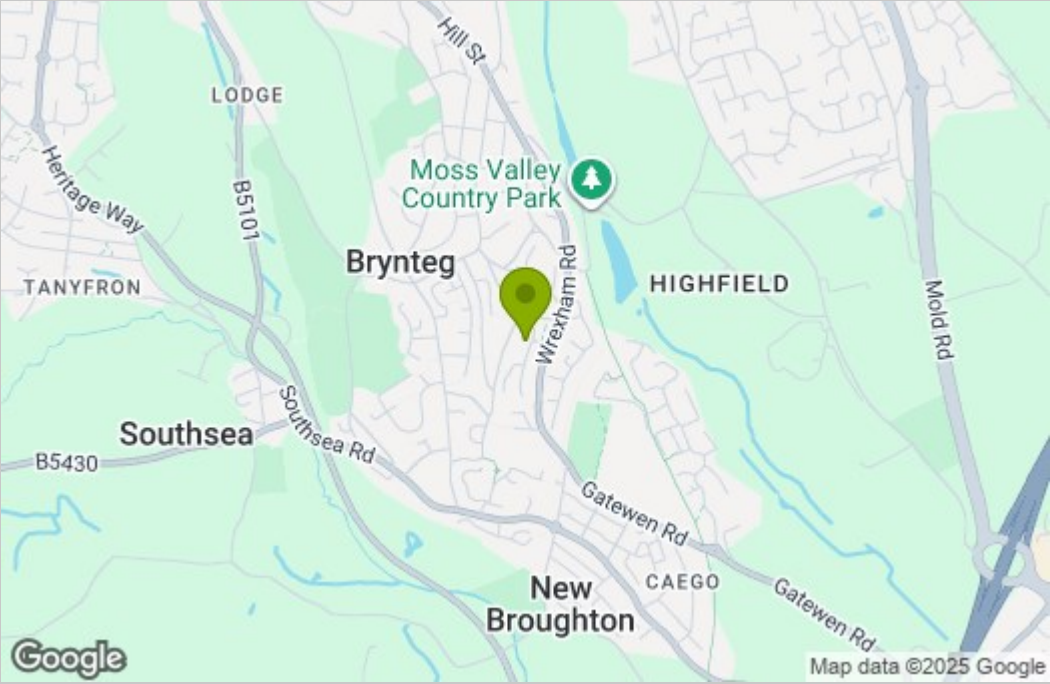
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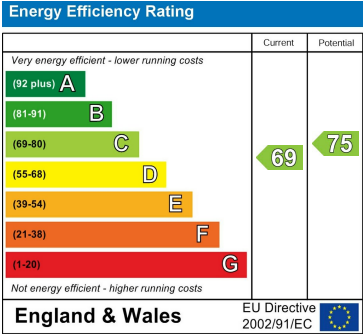
Floor Plan



Area Map



Energy Efficiency Graph



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