

Tegfan Clayton Road

, Wrexham

LL11 6BL

Grow
SALES + LETTINGS

Offers in the Region Of £240,000

Fabulous Detached Bungalow

3 Double Bedrooms

Wonderful open plan fitted
kitchen/lounge

Fully refurbished

New heating system

Good size garden

Double drive

Viewing highly recommended



NEW to the market is this delightful and immaculate three-bedroom detached bungalow located in the much-favoured location of Pentre Broughton. Available with No Onward Chain this wonderful bungalow has been fully renovated to make the perfect family home. Internal living accommodation briefly comprises entrance hallway, three double bedrooms, family bathroom and a wonderful open plan kitchen/lounge with aluminium bifold doors opening to balcony and garden. To the front of the property there is a double driveway providing off-road parking whilst to the rear of the property there is a decked balcony and a great size lawned garden perfect for soaking up the sunshine and entertaining guests. An internal inspection is absolutely essential to fully appreciate what is on offer for sale. Please contact Grow Sales & Lettings to arrange a viewing. Energy Rating – C



Grow Property, 5 King Street, Wrexham, LL11 1HF

Phone: 01978 352248, Email: info@growproperty.co.uk

<http://growproperty.co.uk>



ACCOMMODATION

Entrance Hallway

With laminate flooring, radiator, mains wired smoke alarm, power points, double glazed window and ceiling spotlights.

Kitchen/Lounge 16' 10" x 18' 8" (5.13m x 5.69m)

A wonderful open plan kitchen/lounge with laminate flooring, ceiling spotlights, 3 x double glazed windows and three Velux windows. Fitted with a fabulous new Howden's kitchen with a range of wall, base units, worktops and island. Benefits include integrated washing machine, dishwasher, electric oven/ hob and wine cooler. Additionally there are power points, sink with drainer and mixer tap. The lounge area is the perfect room to relax with vertical radiator, TV Ariel, central heating control, phone point and bifold doors which lead to the garden.

Bedroom One 13' 11" x 9' 7" (4.24m x 2.92m)

Double bedroom with 2 x double glazed window, storage cupboard housing the Imini combi boiler, power points, radiator, loft access, carbon monoxide alarm and fitted carpet.

Bedroom Two 10' 10" x 8' 10" (3.30m x 2.69m)

Front aspect double bedroom with double glazed window, power points, fitted carpet and radiator.

Bedroom Three 8' 5" max x 10' 9" max (2.56m x 3.27m)

Double bedroom with double glazed window, power points, fitted carpet and radiator.

Family Bathroom 5' 8" x 7' 10" (1.73m x 2.39m)

Fitted with brand new white suite comprising of a low level w.c , wash hand basin with vanity cupboard, paneled bath with shower screen, mains shower, part tiled walls, tiled flooring, frosted double glazed window, extractor fan, ceiling spotlights and heated towel rail.

Exterior

To the front of the property there is double driveway offering off-road parking. To the rear there is a wonderful decked balcony area perfect for outdoor entertaining, where the remainder of the garden is laid to lawn. Additionally there is an outside tap.

Location

Situated in the popular village of Pentre Broughton, with schools, shops and bus services available locally. Pentre Broughton is about two miles from Wrexham city Centre. Local amenities can be found in the area including a Primary School, Doctor's Surgery and shops. Ideally located for access to the A483 bypass allowing great transport links to Wrexham and Chester

Additional Information

The property benefits from a new roof, fascia and gutting - with three Velux windows in the kitchen, new heating system, including pipework, boiler and radiators, electrical rewire, new kitchen, with integrated washing machine, dishwasher and wine cooler and new bathroom. It has been insulated throughout and a new composite front door fitted. Additionally, there are aluminium bifolding doors to the rear, opening to a decked balcony and generous garden.



FLOORPLANS



Energy performance certificate (EPC)

Tegfan Clayton Road WREXHAM LL11 6BL	Energy rating <h1>C</h1>	Valid until: 23 October 2033 <hr/> Certificate number: 0715-5057-5102-0820-0396
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Property type	Detached bungalow
Total floor area	66 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		