

BOWEN

PROPERTY SINCE 1862



Offers in the region of £185,000

Maelor House, Pentre Broughton,
Wrexham LL11 6AW

🏠 2 Bedrooms

🚿 1 Bathroom

Maelor House, Pentre Broughton, Wrexham LL11 6AW



General Remarks

This mature property comprises a partially equipped ground floor hairdressing salon with three main rooms and additional ancillary accommodation extending to 45 sq.m. (484 sq.ft.) approximately with a self-contained tenanted two bedroom apartment above which has been let to the same tenant since 2019. The property has a shallow forecourt to the roadside with side access to a CAR PARK for several vehicles at the rear. SHOP IS AVAILABLE TO LEASE. EPC Rating - Flat - 72|D. EPC Rating - Salon - 54|C.

Location: The property has a frontage onto the main street that passes through the village. Pentre Broughton is approximately three miles from Wrexham and two miles from the A483 by Sainsbury's roundabout at its junction with the A541 Mold Road, from where the A483 dual carriageway leads to Chester (12 miles). Local amenities include a popular Primary School, Post Office, Church, Pub directly opposite, Moss Valley Country Park and a bus service into Wrexham from the door-step.

Constructed of brick beneath a slated roof.

Accommodation

On The Ground Floor: (which has ceramic tiled floors throughout).

Reception Salon: 14' 6" x 10' 9" (4.42m x 3.27m) One work station. Two radiators. Counter. Four double power points.

Wash Room: 10' 9" x 6' 7" (3.27m x 2.01m) Inset circular sink. Radiator. Three double power points.

Inner Hall: to:

Salon 2: 11' 5" x 9' 10" (3.48m x 2.99m) Two work stations. Two sinks. Radiator. Two double power points. Cupboard accommodating the "Worcester" combination gas fired boiler.

Cloakroom: Fitted with a two piece white suite.

Looking for that
perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

Utility Room: 11' 0" x 10' 0" (3.35m x 3.05m) overall (with Storeroom partitioned off having radiator fitted). Fitted single drainer stainless steel sink unit inset into a double base unit with extended work surface, beneath which there is a "Logik" washing machine, "Indesit" dryer and larder fridge. Suspended double wall cabinet. Security part double glazed PVCu framed external door and matching window. Radiator. Two double power points exposed with concealed spurs for appliances.

On The First Floor:

Self-Contained Apartment: Approached via a part double glazed PVCu framed door to Ground Floor Hall.

Landing:

Living Room:

Bathroom:

Two Bedrooms:

Outside: Shallow forecourt. Vehicular side access to a hard-surfaced Rear Yard providing Off-Street Car Parking.

Services: All mains services are connected subject to statutory regulations. The services to the Shop and Apartment are separately metered and there are separate gas fired central heating systems.



Tenure: Freehold. Vacant Possession of the Ground Floor Salons. The First Floor is subject to a Residential Tenancy which has been established since 2019. Details on request.

Viewing: By prior appointment with the Agents.

Rateable Value of Salons: The current Rateable Value is £2,375.

Council Tax Band of Apartment: The Apartment is valued under Band "B".

Directions: For satellite navigation use the post code LL11 6AW. From Wrexham city centre leave on the Mold Road continuing past the Football Ground and at the first roundabout turn left (in front of B&Q) onto Berse Road. At the mini-roundabout bear right under the flyover bridge taking the next right-hand turning onto Gatewen Road. Bear left at the roundabout towards New Broughton passing all the way through the village ascending the hill into Pentre Broughton. Pass Roberts Brothers Undertakers after which the property will be seen after about 200 yards on the right directly opposite the Cross Foxes Pub on the left.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

BOWEN

SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com

