

BOWEN

PROPERTY SINCE 1862



Offers in the region of £107,000

1 Bryn Goleu, Hill Street, Pentre Broughton,
Wrexham LL11 6HL

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

NO CHAIN - This traditional stone and slate property with brick built rear outrigger has been vacant for several years. It did have modernisation works carried out in the mid 1990's to Grant standards including an injection DPC and re-plastering; new concrete floors; timber treatment and PVCu double glazing. It does require some further works including the installation of central heating, kitchen fittings and cosmetics. It comprises two reception rooms; breakfast room; kitchen; side hall; bathroom and separate WC. Upstairs there are three bedrooms, two of which intercommunicate. Outside a shared stepped and ramped pedestrian path at the side of the front garden extends around to a pathway at the side. Rear yard with dilapidated store shed at the end of a track over which there is a right of way. All services available but not currently connected. EPC Rating - 17|G.

Location: The house is elevated above and set back from the road frontage. There are extensive views to the front, partially obscured by a tree within the garden, towards the Cheshire Plain and Wrexham. 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, Moss Valley Country Park and a bus service into Wrexham from the door-step.

Constructed of stone and brick-faced external elevations beneath a slated roof.

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

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.

Accommodation

On The Ground Floor:

Entrance Hall: 13' 0" x 2' 11" (3.96m x 0.89m)

Double power point. Staircase leading off.

Front Reception Room: 10' 0" x 8' 9" (3.05m x 2.66m)

Double power point. Glimpses of views.

Living Room: 13' 6" x 13' 5" (4.11m x 4.09m)

excluding understairs recess with storage cupboard. Double power point.

Breakfast Room: 9' 9" x 6' 3" (2.97m x 1.90m)

Double power point.

Kitchen: 13' 0" x 7' 0" (3.96m x 2.13m)

excluding recess. Fitted single drainer stainless steel sink unit. Electric cooker point. Double power point. Aluminium framed external door.

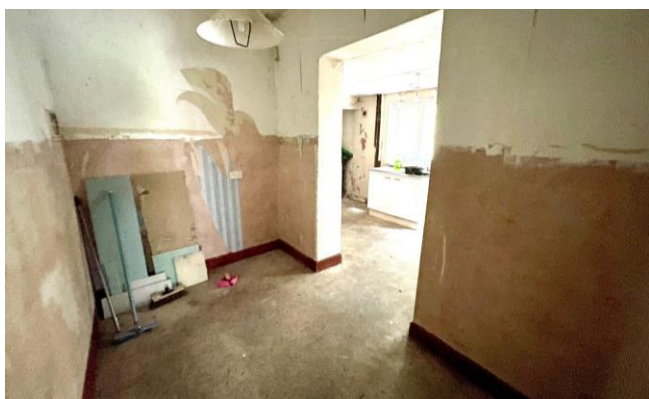
Rear Lobby: 7' 3" x 2' 11" (2.21m x 0.89m)

Bathroom: 6' 9" x 6' 4" (2.06m x 1.93m)

Fitted with a two piece pale blue shaded suite comprising a panelled bath and pedestal wash hand basin.

Separate WC: 6' 3" x 2' 11" (1.90m x 0.89m)

Fitted with a low level white suite.





On The First Floor:

Landing:

Bedroom 1: 13' 6" x 8' 9" (4.11m x 2.66m)
Double power point. Boarded floor. Two tall windows with views.

Bedroom 2: 13' 6" x 13' 5" (4.11m x 4.09m)
Built-in cupboard over-stairs. Double power point. Intercommunicating with:

Bedroom 3: 13' 3" x 6' 3" (4.04m x 1.90m)
maximum. Double power point.

Outside: Stepped and ramped shared pedestrian pathway to the front to the side of an at present uncultivated garden with a mature fir tree that partially obscures the view. Pedestrian side path extending around to the rear of the property where there is a yard with a dilapidated Store Shed. The property stands at the end of a single width track over which there is a right of way.

Services: All mains services are believed to be available for connection subject to statutory regulations. The water and electricity supplies are currently disconnected.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation use the post code LL11 6HL. 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. The house is situated on the left-hand side about 50 yards after passing the village sign and "Saray Takeaway" on the right.



Ground Floor

Approx. 52.9 sq. metres (569.6 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



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