

BOWEN

PROPERTY SINCE 1862



Offers in the region of £130,000

106 Coed Efa, New Broughton,
Wrexham LL11 6YN

🏠 2 Bedrooms

🚿 1 Bathroom

106 Coed Efa, New Broughton, Wrexham LL11 6YN



General Remarks

NO CHAIN - A two bedroom semi-detached home with PVCu double glazing, gas combi central heating and off-street parking requiring some modernisation mainly of a cosmetic nature, in a convenient village location two miles from Wrexham centre.

Location: The property lies in a slightly elevated position with glimpses between the properties opposite of Moss Valley. The village of New Broughton is conveniently positioned only two miles from Wrexham centre and one mile from Croesnewydd Business Park, the Maelor Hospital and the nearest access onto the A483 which provides dual carriageway to Chester (11 miles). Village amenities include a popular Primary School, Village Stores and a regular bus service.



Accommodation

Constructed: of brick-faced external cavity walls beneath a tiled roof.

On The Ground Floor:

Entrance Hall: 6' 10" x 5' 10" (2.08m x 1.78m) including staircase leading off. Approached through a PVCu panelled door with matching double glazed side window. Radiator. Cloaks hooks.

Through Lounge: 19' 4" x 9' 4" (5.89m x 2.84m) Fitted gas fire to a tiled fireplace surround. Picture rail. BT broadband point. Two radiators. Two double power points. Two pendant light points.

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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.

Kitchen: 9' 7" x 7' 5" (2.92m x 2.26m) Fitted single drainer stainless steel sink unit with adjacent double and single base cabinets having extended work surfaces, beneath which there is plumbing for a washing machine. Three suspended wall cupboards. Wall mounted "Procombi" combination gas-fired boiler. Three double power points and electric cooker point exposed with concealed spurs for appliances. Understairs Pantry. Part double glazed PVCu framed external side door.

On The First Floor:

Landing: Loft access-point. Single power point.

Bedroom 1: 14' 2" x 8' 9" (4.31m x 2.66m) Radiator. Double power point. Built-in cupboard over-stairs. Views between the properties opposite of the Moss Valley beyond.

Bedroom 2: 10' 5" x 10' 4" (3.17m x 3.15m) Linen cupboard with radiator. Double power point. Radiator.

Bathroom: 6' 7" x 5' 6" (2.01m x 1.68m) Fitted modern three piece white suite comprising a panelled bath with a "Triton" electric shower above, pedestal wash hand basin and close coupled dual flush w.c. Fully tiled walls. Extractor fan. Radiator.





Outside: Lawned front garden with a pedestrian gate and front boundary hedgerow. Brick-built Workshop to the side 7'11" x 6'7" (2.41m x 2.00m) having electric light and double power point with an attached Former Fuel Store behind. Concreted side and rear pathway with Seating Area to a sloping grassed rear garden having a concreted and stoned Off-Street Parking Space beyond. Outside light.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Procombi" combination gas-fired boiler situated in the Kitchen. The property is wired for a BT telephone system.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 62|D.

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

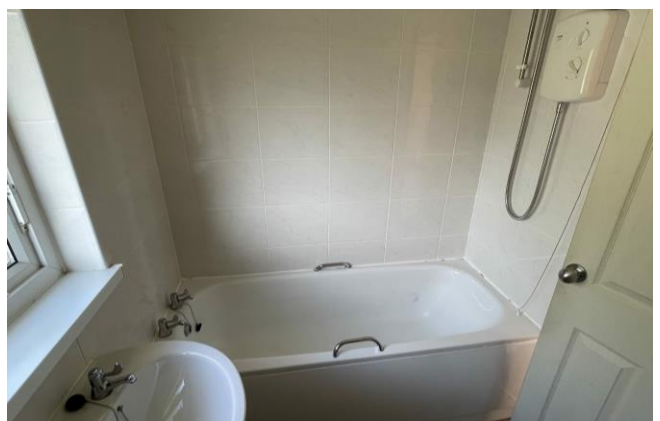
Directions: For satellite navigation use the post code LL11 6YN. From Wrexham city centre leave on the Mold Road continuing past the Football Ground and at the first roundabout turn left (in front of B & Q) onto Berse Road. At the mini-roundabout bear right under the flyover bridge taking the next right-hand turning onto Gatewen Road. Bear left at the roundabout towards New Broughton passing the School on the left, then take the second left into Coed Efa. At the 'T' junction turn right then follow the road around when the property will eventually be seen elevated on the right just before the next right-hand turn.



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