

BOWEN

PROPERTY SINCE 1862



Asking Price £169,950

6 Jasmine Court, New Broughton,
Wrexham LL11 6YJ

🏠 2 Bedrooms

🚿 1 Bathroom

6 Jasmine Court, New Broughton, Wrexham LL11 6YJ



General Remarks

Situated in a cul-de-sac of similar properties within the village of New Broughton is this two bedroom semi-detached property with dedicated off-road parking. The accommodation comprises a lounge, kitchen/dining room, two double bedrooms and a four piece bathroom suite. Externally there is an enclosed and low maintenance rear garden. The property is set within walking distance of Moss Valley Country Park and the local Primary School.

Accommodation

On The Ground Floor:

Lounge: 14' 6" x 12' 3" (4.41m x 3.74m) Laminate flooring. Double glazed window. Decorative coving. Ceiling smoke alarm. Part glazed PVCu door to front. Radiator. Staircase leading to First Floor. Digital thermostat for gas central heating boiler. Telephone socket. Television aerial point. Living flame log-effect electric fire with an oak-effect surround.

Kitchen: 12' 3" x 10' 4" (3.74m x 3.14m) Comprising a range of white wall and base units with laminate work-top surfaces and a tiled splash-back. Four-ring "Lamona" electric hob with an extractor hood over and "Lamona" single electric oven beneath. One-and-a-half-bowl composite sink unit with draining-board. Double glazed window. Tiled flooring. Wall mounted "Ideal Independent Plus" gas central heating boiler. Electric consumer unit. Radiator. Plumbing and space for a washing machine. Part glazed PVCu door to rear. Space for an under-counter fridge freezer. Understairs storage with security alarm system. Ceiling light fitting. Space for a dining room table.



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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.

On The First Floor:

Landing: Fitted carpet. Radiator. Smoke alarm. Ceiling light fitting. Loft hatch access.

Bedroom 1: 12' 4" x 7' 7" (3.75m x 2.31m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting. Storage cupboard with radiator.

Bedroom 2: 12' 4" x 7' 9" (3.75m x 2.36m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting.

Bathroom: 9' 5" x 5' 8" (2.87m x 1.72m) Comprising a four piece white suite to include low level w.c., pedestal wash hand basin, panelled bath with chrome taps and corner shower unit having a thermostatic shower bar. Fully tiled walls. Tiled flooring. Chrome heated towel rail. Frosted double glazed window. Ceiling light fitting. Spot-light with extractor fan.

Outside: A low maintenance rear garden with paved Patio Seating Area and gravelled garden. Fenced boundaries and gated side access. Outdoor tap. Mature shrubs / hedging. Dedicated Off-Road Parking to front for two vehicles and Covered Canopy above front door.





Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Ideal Independent Plus" gas central heating boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 68|D.

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

Directions: For satellite navigation use the post code LL11 6YJ. Leave Wrexham on the Mold Road continuing to the roundabout by B & Q at which turn left signposted B5101 Brymbo (Berse Road). Continue through Caego until reaching a mini-roundabout and take a right-hand turn into Dale Road (signposted for Pentre Broughton). Jasmine Court is the second cul-de-sac on the left-hand side and the property will be seen on the right.



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