

# Town & Country

Estate & Letting Agents

Windsor Road, New Broughton, Wrexham

£147,950



Conveniently located in New Broughton village, this two-bedroom property offers easy access to the city centre and local amenities. It has central heating, double glazing, a dining room, living room, kitchen, bathroom, and a low-maintenance, southerly facing rear garden with a garage.

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## DESCRIPTION

Conveniently located on the outskirts of Wrexham in the heart of New Broughton village, this well-presented two double bedroom property offers easy access to the city centre, local motorway networks, and a range of day-to-day amenities. The property benefits from gas central heating and UPVC double glazing. The layout of the property comprises an entrance hall, dining room, living room, kitchen, rear hall, and bathroom on the ground floor. Upstairs, the first floor landing provides access to both double bedrooms. Externally, the front of the property features a slate chip forecourt, while the rear garden is low maintenance with predominantly slate chip covering. There are two deck patio areas, access to an oversized single garage, and the garden enjoys a sunny southerly facing orientation.



## LOCATION

New Broughton in Wrexham presents an ideal blend of modern living and community charm. This vibrant neighbourhood boasts contemporary housing options amidst a serene setting, making it perfect for families seeking a balanced lifestyle. With excellent local amenities including schools, parks, and convenient shopping facilities, New Broughton offers both convenience and tranquillity. Its strategic location ensures easy access to major transport routes, enhancing its appeal as a desirable residential area in Wrexham.

## DIRECTIONS

From the Wrexham branch: Head north-east on King Street towards Lord Street, turn right onto Duke Street, turn right onto Regent Street, Regent Street turns left and becomes Bradley Rodd/A5152, at the roundabout, take the 3rd exit onto Watery Road, continue onto Croesnewydd Road, at the roundabout, take the 3rd exit onto Rhyd Broughton Lane, at the roundabout, take the 1st exit onto Berse Road/B5101, continue to follow B5101. The destination will be on the left.



## ENTRANCE HALL

The property is entered through an opaque double glazed composite front door, which opens to ceramic tile flooring and a tall column-style anthracite radiator. Stairs lead off to the first-floor accommodation, and there is a door opening to the dining room, as well as a glazed door opening to the living room.



## DINING ROOM

10'6" x 9'6"

The dining room features an electric remote-control wall-mounted fire, a window with fitted plantation shutters facing the front elevation, and a radiator positioned below. Currently, this room is being utilized as a workspace.



## LIVING ROOM

13'2" x 11'1"

The living room features an under stairs storage space with lighting, a radiator for comfort, and an open thoroughway leading into the kitchen. Additionally, there is a UPVC

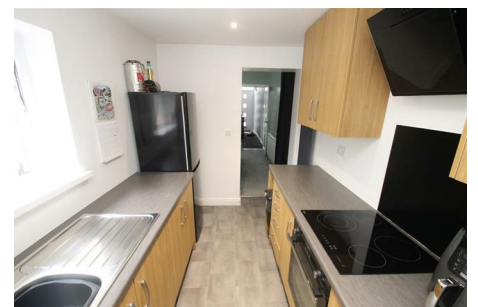
double glazed door that opens to the rear garden's deck patio area, enhancing accessibility and natural light within the space.



## KITCHEN

11'4" x 6'4"

The kitchen is equipped with a range of attractive wood grain-effect wall, base, and drawer units complemented by stainless steel handles. It features grey wood effect work surfaces housing a stainless steel single drainer sink unit with a mixer tap. Integrated appliances include an oven, hob, and tilted extractor fan, with additional space and plumbing provided for a washing machine. A tall anthracite column-style radiator is mounted on the wall for heating. The kitchen is illuminated by downlights set within the ceiling, and there is a window facing the side elevation. A door opens to the rear hall, enhancing accessibility and flow within the home.



## REAR HALL

The rear hallway features fitted base-level shelving, an opaque UPVC double glazed door opening to the rear garden, and an internal door leading to the bathroom.



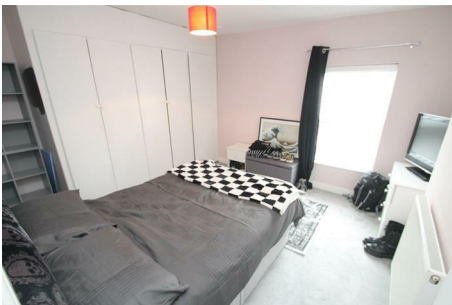
## BATHROOM

6'4" x 5'5"

The bathroom is fitted with a modern white three-piece suite comprising a panel bath with a waterfall-style mixer tap and a thermostatic shower with a protective screen above. It also includes a dual flush low-level WC and a wash hand basin with a waterfall-style mixer tap and a vanity unit below. The walls are partially tiled, and there is an anthracite heated towel rail, ceramic flooring, an extractor fan, and an opaque window facing the rear elevation.

## FIRST FLOOR LANDING

With doors off opening to both double bedrooms.



## BEDROOM ONE

13'2" x 11'2"

The first bedroom features a deep built-in shelved storage cupboard over the stairs, a range of fitted wardrobes for ample storage, a radiator for comfort, and a window facing the rear elevation.



## BEDROOM TWO

13'2" x 10'5"

The second bedroom includes a radiator and two windows facing the front elevation, providing ample natural light to the room.



## EXTERNALLY

A casting gate opens to a slate chip forecourt garden outside light to side of the front door. The rear garden enjoys a sunny southerly facing orientation with two deck patio areas and a low maintenance predominantly slate chipped garden with rear access leading to the detached garage, outside water supply and lighting.



## GARAGE

An oversized single garage features an up-and-over garage door for convenient access, equipped with power and lighting. It includes a window facing the rear elevation for natural light and a side door providing additional access.

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Wrexham on 01978 291345.

## SUBMIT AN OFFER

If you would like to submit an offer please contact the Wrexham branch and a member of the team will assist you further.

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band: B £1566

## MORTGAGE SERVICES

Town and Country Estate Agents Wrexham can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

