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10 Brynmally Park, Pentre Broughton, Wrexham, LL11 6BP

Guide Price £130,000

FOR SALE BY ONLINE AUCTION. An extended and spacious 3 double bedroom, 2 bathroom, semi detached house with lovely countryside views having the benefit of a well appointed fitted kitchen breakfast room located approximately 3 miles from Wrexham city centre with good road links and convenient amenities within the region. The accommodation offers scope for further improvements in parts and briefly comprises a composite entrance door, hall with stairs to 1st floor, lounge, dining room or 2nd sitting room and kitchen breakfast room appointed with a range of modern Shaker style range of base and wall cupboards with integrated appliances. The 1st floor landing connects the 3 double bedrooms, a bathroom and separate shower room. To the outside, a small parking area ideally suited for a motorbike or small car to the front with path and steps to entrance door. A side path leads to the rear garden which is a particular feature enjoying a pleasant countryside aspect, good degree of privacy, paved patio, lawn and flowerbeds. Energy Rating - C (70)

LOCATION
Situated approximately 3 miles of Wrexham City centre within the village of Pentre Broughton enjoying lovely views over countryside to the rear and offering a small range of convenient facilities and amenities together with the picturesque Moss Valley Country Park within easy reach together with its pay and play 9 hole golf course. There is a public transport service that operates within the area together with a local primary school. There are good road links providing access to the A483 bypass which links Wrexham, Chester and Oswestry.

DIRECTIONS
From Wrexham City Centre proceed along Mold Road passing the University and Football ground on the right. At the roundabout, take the 1st exit onto Berse Road. Take the 2nd exit at the next roundabout, under the bridge and next right past Rhyd Broughton Vets. Continue for a further 1 ½ mile up the hill and take the right turn into Clayton Road and the row of properties known as Bryn Malley Park will be observed on the right.

ON THE GROUND FLOOR
Part glazed composite entrance door opens to:

HALLWAY
With staircase to first floor landing, radiator, tiled flooring and part glazed door opening to:

LOUNGE 15'8" x 11'1" (4.8m x 3.4m)
Upvc double glazed window to front, radiator, brick fireplace with timber mantel and brick hearth and an open aspect to:

DINING ROOM 14'5" x 8'10" (4.4m x 2.7m)
A versatile room which could be used as a second sitting room or playroom with upvc double glazed sliding patio doors leading to the rear garden, double glazed window to side and radiator.

KITCHEN/BREAKFAST ROOM 16'4" x 11'9" max (5m x 3.6m max)
Well appointed with a shaker style range of base and wall cupboards complimented by wood effect work surface areas incorporating a stainless steel 1 1/2 bowl single drainer sink unit with mixer tap and upvc double glazed window above, four ring gas hob with cutlery and pan drawers below and angled extractor above, splashback, oven/grill, integrated microwave, integrated dishwasher, integrated washing machine, integrated fridge freezer, upvc part glazed external door, internal arched window, understairs storage cupboard, illuminated glass fronted display cabinets, wine rack and concealed gas central heating boiler.

ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

LANDING
With radiator and ceiling hatch to roof space.

BEDROOM ONE 17'8" x 8'10" (5.4m x 2.7m)
Upvc double glazed window with countryside views to the rear and radiator.

BEDROOM TWO 11'5" x 7'6" (3.5m x 2.3m)
Upvc double glazed window to rear with countryside views and radiator.

BEDROOM THREE 12'5" max x 11'9" max (3.8m max x 3.6m max)
Upvc double glazed window, radiator and airing cupboard housing the hot water cylinder.

BATHROOM
Appointed with a pedestal wash basin, twin grip panelled bath, low flush w.c, radiator, part tiled walls, upvc double glazed window and extractor fan.

SHOWER ROOM
Appointed with a pedestal wash basin, corner shower enclosure with electric shower unit, low flush w.c, part tiled walls, inset ceiling spotlights, radiator and upvc double glazed window.

OUTSIDE
To the front of the property is a slated small parking space ideal for a motorbike or small car. A path rises to the entrance door and continues alongside the property to the rear garden which adjoins open fields. A paved patio provides space for outdoor entertaining, lawn, flowerbeds and partial timber fencing.

PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

LEGAL PACK
A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack, visit tcpa.co.uk.

AUCTION INFORMATION
To view the auction information visit tcpa.co.uk.

UNCONDITIONAL LOT
Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

PRE AUCTION OFFERS ARE CONSIDERED

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer Town and Country Auctions will require two forms of ID, proof of your ability to purchase the property and complete their auction registration processes online. To find out more information or to make a pre-auction offer please contact Town and Country.

SPECIAL CONDITIONS

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

MATERIAL INFORMATION

Material information will be provided within the legal pack- to download visit Town and Country website tcpa.co.uk.

AUCTIONEER NOTES

The vendor reserves the right to withdraw the property for sale before the auction end date. Cash buyers or pre-approved mortgages/finance only.









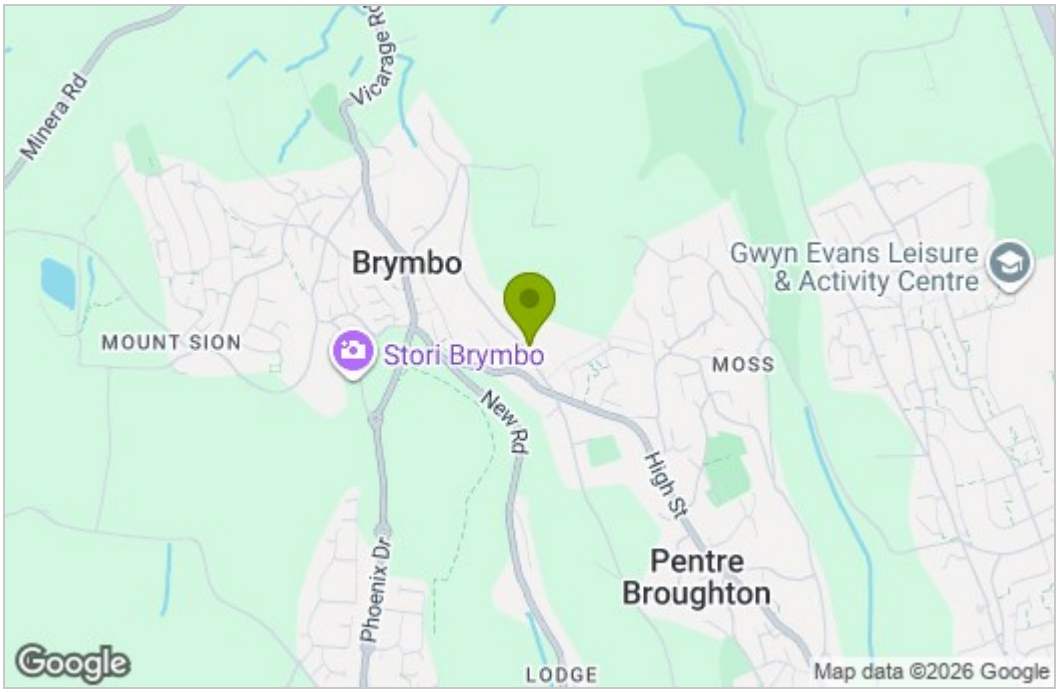




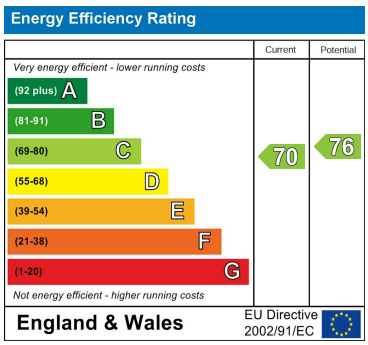




Area Map



Energy Efficiency Graph



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