



## Broughton Heights, Wrexham LL11 6BX

**£199,950**

Situated in the popular residential area of Pentre Broughton is this beautifully presented two double bedroom semi-detached home, offering stylish modern living and the added benefit of a versatile garden bar and lounge. In brief, the accommodation comprises an entrance hallway, downstairs cloakroom, contemporary kitchen/dining area, and a spacious living room featuring a modern media wall. To the first floor there are two double bedrooms, with the principal benefiting from an en-suite shower room, alongside a well-appointed family bathroom. Externally, the property enjoys a landscaped rear garden with a paved patio area and lawn, along with a detached garden bar/lounge - perfect for entertaining or adaptable as a home office or studio. To the front, there is a driveway providing off-road parking. Broughton Heights is an elevated development enjoying pleasant views to the rear, with a local playground just a short walk away. The area offers a range of nearby amenities including shops, schools, and eateries, while Wrexham City Centre and the A483 are easily accessible, providing excellent transport links to Chester, Oswestry, and beyond. A fantastic modern home offering versatile space both inside and out - ideal for first-time buyers or small families alike.

- TWO DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- LIVING ROOM WITH MEDIA WALL
- GARDEN BAR AND LOUNGE
- POPULAR RESIDENTIAL LOCATION
- PRINCIPAL BEDROOM WITH EN-SUITE
- KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES
- LANDSCAPED GARDEN AREA
- DRIVEWAY
- ELAVATED POSITION WITH VIEWS



## Entrance Hall

Newly fitted composite door leads into entrance hallway with tiled flooring, panelled radiator, ceiling light point, under-stairs storage cupboard with lighting, stairs to first floor, doors to downstairs WC, lounge and kitchen/diner.

## Kitchen/Dining Room

Modern kitchen housing a range of wall, drawer and base units with work surface over. Integrated appliances to include fridge/freezer, eye-level electric oven and microwave, gas hob with extractor over. Space and plumbing for washing machine and tumble dryer. Composite sink unit with shower hose mixer tap above. Finished with tiled flooring, panelled radiator, recessed LED lighting, under-cabinet lighting, brick style splash back tiling and space for dining table. UPVC double glazed window to the front with shutter blinds. Composite door to the side of the property.

## Living Room

UPVC double glazed window to the rear elevation and uPVC double glazed French style doors to rear garden. Media wall with fitted modern electric shower, shelving, spot-lights and alcove for TV. Tiled flooring, ceiling light point, and panelled radiator.

## Downstairs WC

Two piece suite comprising low-level WC and wash hand basin sat on vanity storage. Tiled floor, panelled radiator, hard-wired security box, ceiling light point and uPVC double glazed window to the front elevation.

## Landing Area

Access to boarded loft with pull down ladder, ceiling light point, carpet flooring, doors to bedrooms and bathroom.

## Bedroom One

UPVC double glazed window to the front elevation with fitted shutter blinds. Wooden laminate

flooring, panelled radiator, ceiling light point and door in en-suite.

## En-suite

Two piece suite comprising walk in electric shower cubical and wash hand basin sat on a storage unit with work surface. Tiled flooring, extractor, recessed LED lighting, panelled radiator and tiled splash-back.

## Bedroom Two

Two uPVC double glazed windows to the rear elevation with views. Wooden laminate flooring, ceiling light point and panelled radiator.

## Bathroom

Three piece suite comprising low-level WC, wash hand basin sat on storage and a panelled bath with traditional style taps and shower hose. 1/2 tiled walls, tiled flooring, extractor, recessed LED lighting, panelled radiator, extractor and uPVC double glazed window to the side elevation.

## Garden Bar

PVC built with a lounge and bar area with shutters. Wooden laminate flooring, electric radiator, power sockets, wall and ceiling lights.

## Outside

To the front there is a slate chipped garden area. Along the side is a tarmacadam driveway with double timber gates leading to a further driveway/storage area. There are two outside taps to the front and side. The rear garden area has been landscaped with paved patio, decorative stone and fencing to the boundary. The rear has the benefit of not being overlooked from the rear.

## Additional Information

There is a hard-wired security alarm system along with hard-wired security cameras to the front, side and rear. The home is fitted with 'Hive' smart heating system. There is a combination boiler



location in the kitchen cupboard which has been serviced every year. The front and side doors have been replaced with composite doors.

### Important Information

**MONEY LAUNDERING REGULATIONS 2003**  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



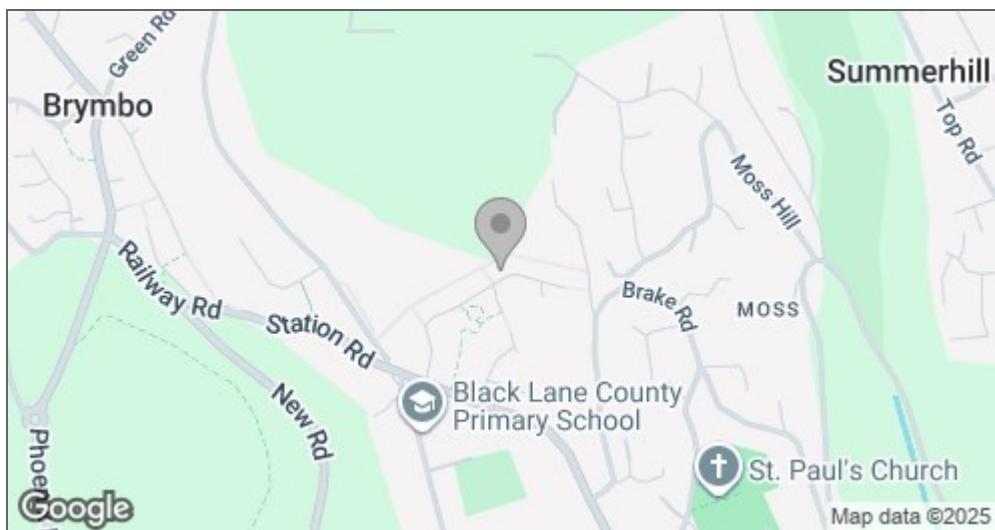
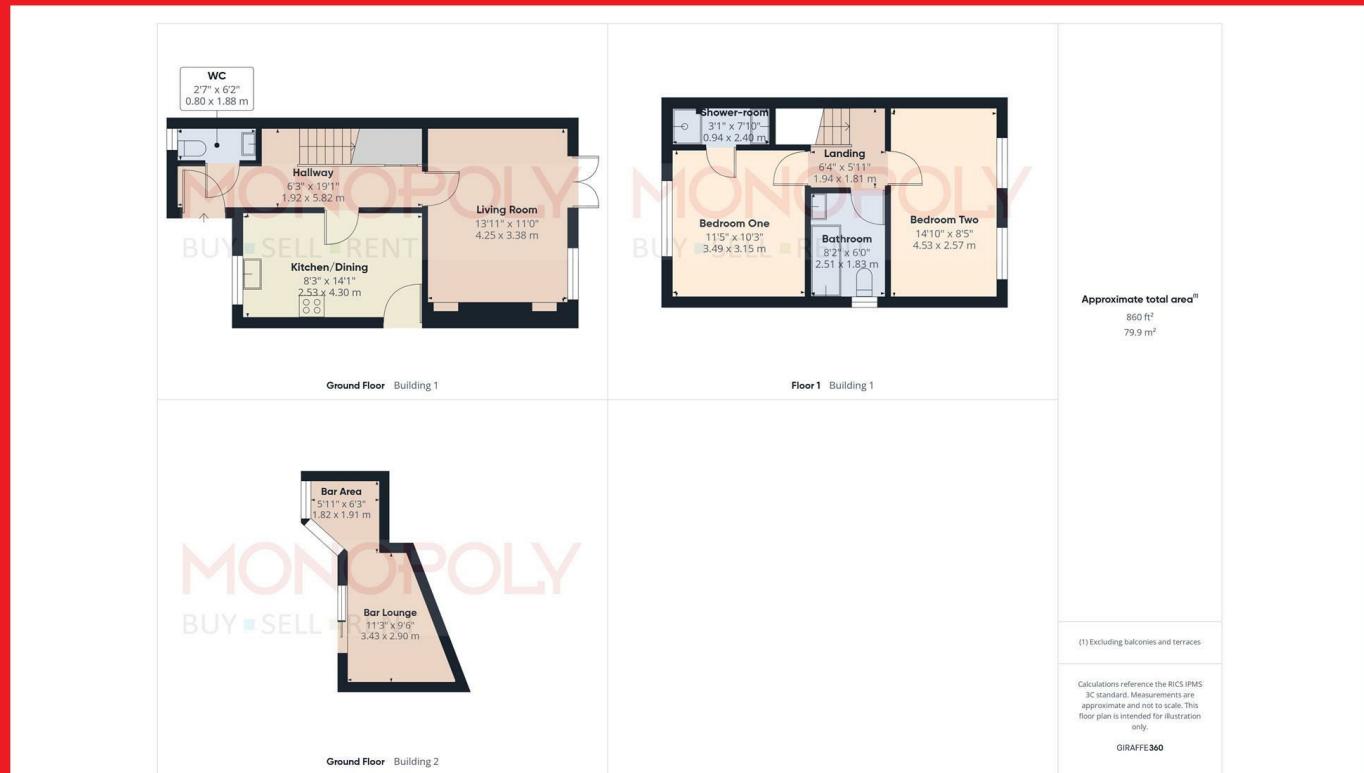




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(81-91) B	85
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	

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