



MONOPOLY  
BUY ■ SELL ■ RENT

## Coed Efa, New Broughton LL11 6YN

**£170,000**

Located on Coed Efa in New Broughton, Wrexham, this delightful end-terrace house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The other side of the ground floor boasts a spacious modern kitchen. To the first floor are three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The bathroom is thoughtfully designed, catering to the needs of everyday life. One of the standout features of this property is the generous parking space, accommodating up to three vehicles on the drive and in the garage, which is a rare find in the local area. This added convenience ensures that you and your guests will never have to worry about parking. In summary, this end-terrace house in Coed Efa presents a wonderful opportunity for those looking to buy a new home. With its spacious layout, ample parking, and convenient location, it is a property that truly deserves your attention.

- A THREE BEDROOM END OF TERRACE
- SPACIOUS MODERN KITCHEN
- GARDENS TO FRONT, SIDE & REAR
- DOUBLE ASPECT LOUNGE/DINER
- FAMILY BATHROOM
- GARAGE & OFF ROAD PARKING



## Internal Accommodation

Entrance Hall - Upvc entrance door, tile effect floor, stairs rising to first floor, door to lounge.

Lounge/diner - A spacious reception room with windows to front and rear, laminate flooring, door to kitchen.

Kitchen - A modern fitted range of wall and base units, complementary worktops, composite sink/drainer, mixer tap, window to rear, single oven, electric hob, extractor, spaces for American style fridge freezer, washing machine, dishwasher and tumble dryer, window to front, upvc door to rear porch.

Rear porch - Timber external door, polycarbonate roof.

First floor landing - Carpet, doors to bedrooms and bathroom, loft access, storage cupboard.

Bedroom One - Carpet, two windows to front, storage alcove.

Bedroom Two - Carpet, window to rear.

Bedroom Three - Carpet, window to front, built in wardrobes.

Bathroom - Panel bath with shower over, wash hand basin set in a vanity unit, wc, tiled floor and walls, window to rear, chrome towel radiator.

## Outside

Single garage and two parking spaces on a concrete drive.

Enclosed front garden with patio and lawn.

Rear garden with brick store steps up to lawn and

timber deck, gate to rear.

Side garden with artificial grass, gates to front and rear gardens.

## Additional Information

Gas combi boiler

Upvc double glazing

## IMPORTANT INFORMATION

\*Material Information interactive report available in video tour and brochure sections. \*

**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.

MORTGAGES

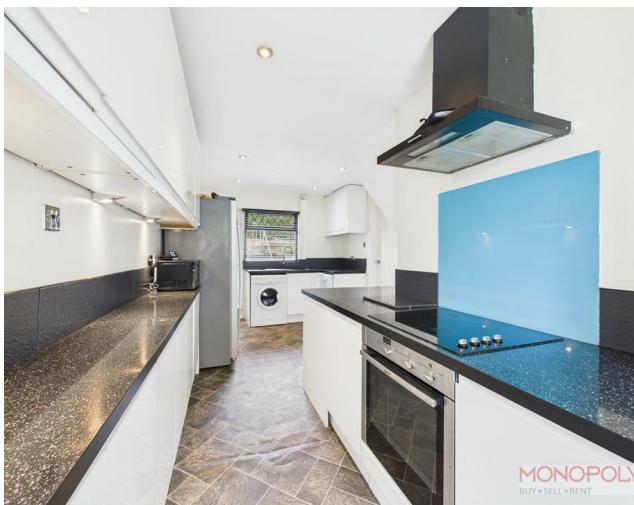


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Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage





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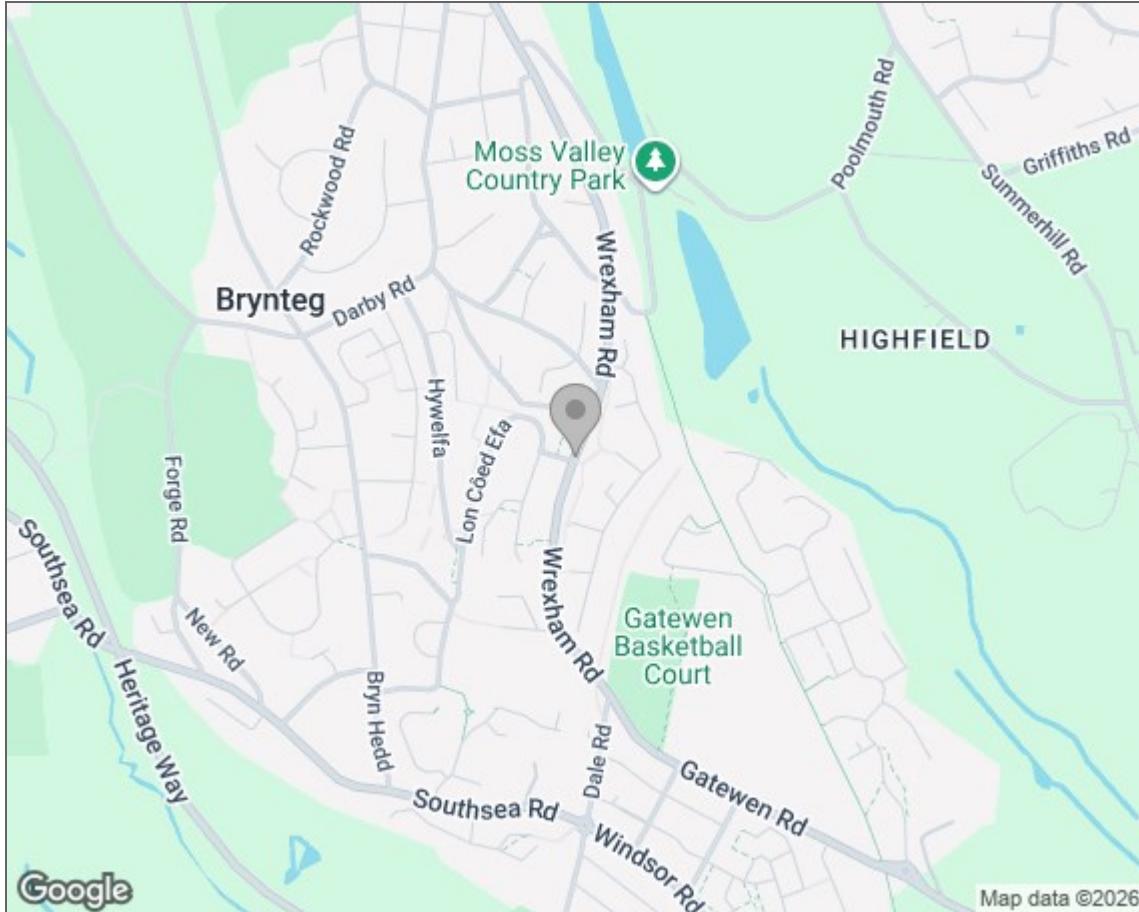




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Suite 4A, Rossett Business Village,  
Llyndir Lane,  
Rossett, LL12 0AY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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