



Station Road | Pentre Broughton | Wrexham | LL11 6BG

Offers in the region of £170,000



ROSE RESIDENTIAL

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This characterful two bedroom property offers well proportioned accommodation throughout, complemented by attractive far-reaching views. The ground floor comprises two generous reception rooms, both featuring inset multi-fuel burners, together with a fitted kitchen and useful understairs storage with plumbing for a washing machine. To the first floor are two spacious double bedrooms, including a the main bedroom with recently fitted oak wardrobes and far-reaching views, alongside a family bathroom. Externally, the rear offers excellent potential for purchasers to create a garden to their own taste, with a sunny patio seating area enjoying the surrounding views and steps leading to a further concreted area.

Entrance

The property can be approached via a part glazed UPVC door opening directly into the kitchen, or alternatively via the main front entrance door, which provides access into the hallway.

Kitchen

15'8" x 5'3" (4.8m x 1.61m)

A well-proportioned galley-style kitchen fitted with a range of Shaker-style wall and base units, complemented by contrasting work surfaces and tiled splashbacks. There is space for a freestanding cooker, fridge/freezer and tumble dryer, while a stainless steel sink and drainer is positioned beneath a side-facing UPVC double glazed window. A further window provides additional natural light, with tiled flooring, a radiator and a part-glazed UPVC door providing access to the front of the property.

Hallway

The hallway provides access to the ground floor rooms, with a staircase rising to the first-floor accommodation and a further UPVC door opening directly onto the rear garden.

Lounge

9'9" x 11'8" (2.99m x 3.56m)

A spacious reception room benefiting from a front facing UPVC double glazed window benefitting from far reaching views. A feature fireplace housing a multi-fuel burner creates an attractive focal point, complemented by a wooden mantel and contemporary acoustic panelling detailing. The room is finished with wood-effect flooring and offers ample space for a range of lounge furniture.





Dining Room

9'9" x 13'0" (2.99m x 3.98m)

A further characterful reception room featuring a striking exposed brick chimney breast with an inset multi-fuel burner. A rear facing UPVC double glazed window provides natural light, while wood-effect flooring and a radiator complete the room. There is also a generous understairs storage cupboard housing the combi boiler, with the added practicality of plumbing for a washing machine.

Stairs & Landing

Carpeted stairs rise to the first floor landing, which continues with fitted carpet and provides access to the loft space.

Bedroom One

9'5" x 11'7" (2.89m x 3.55m)

An exceptionally spacious double bedroom benefiting from recently fitted oak wardrobes, providing excellent storage. A front facing UPVC double glazed window enjoys far reaching views, while the room is further complemented by fitted carpet and a radiator.

Bedroom Two

8'1" x 12'11" (2.47m x 3.96m)

Another well proportioned bedroom enjoys a rear facing UPVC double glazed window and benefits from useful built-in storage cupboards. Further character is provided by an attractive cast iron feature fireplace, while the room is finished with fitted carpet and a radiator.

Bathroom

Fitted with a white suite comprising a panelled bath, wash hand basin set within a vanity unit and a low-level WC. The bathroom is further complemented by part PVC-panelled walls, a chrome heated towel rail and extractor fan.

External

To the rear, the property offers excellent potential for prospective purchasers to create a garden to their own taste. A concrete patio area provides an ideal spot for outdoor seating, benefiting from plenty of sunshine throughout the day and enjoying the far-reaching views the property has to offer. Steps lead down to a further concreted area, providing additional scope for landscaping or outdoor use. The existing sheds will be removed by the current owner prior to completion.

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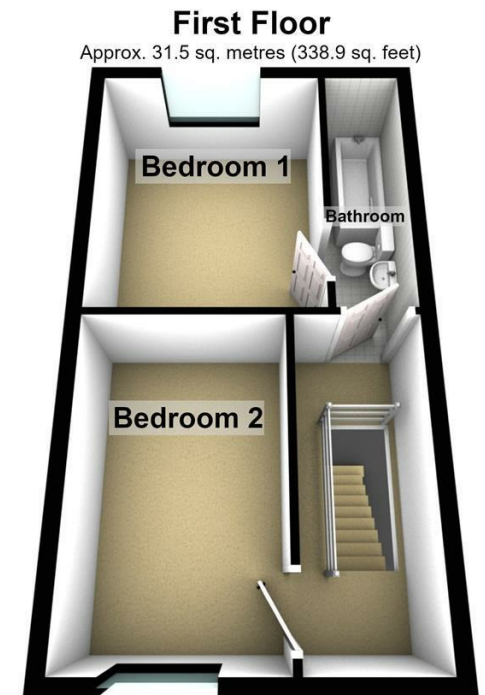
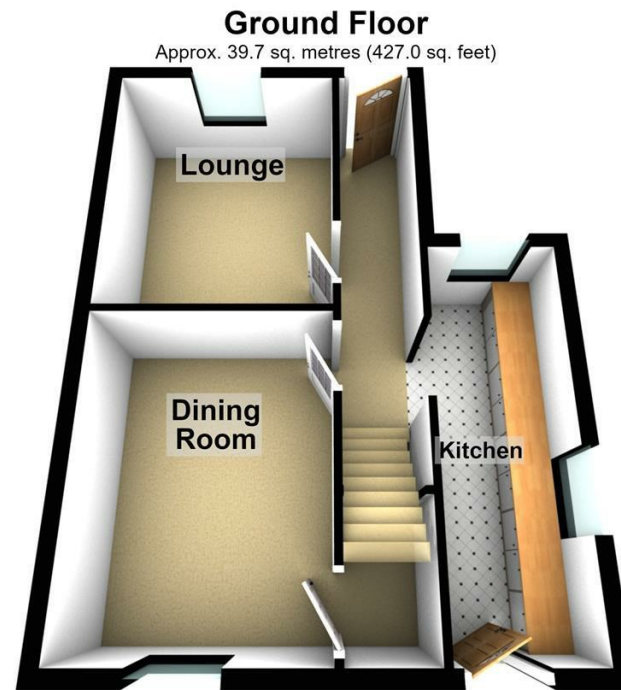
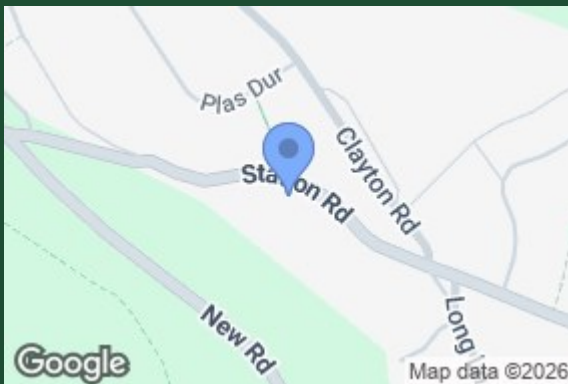
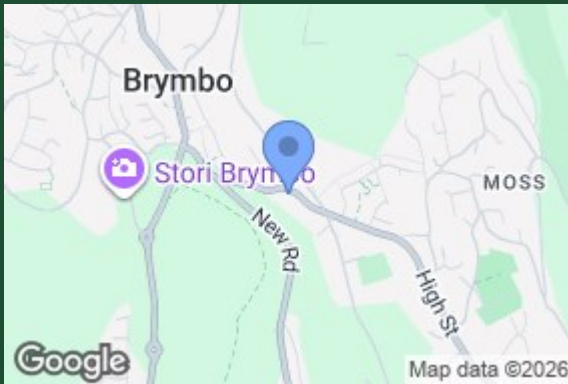
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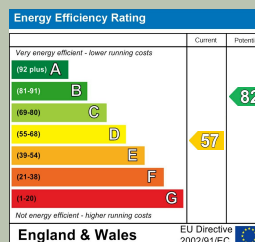
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Total area: approx. 71.2 sq. metres (765.9 sq. feet)



Wrexham

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