

Clayton Road | Pentre Broughton | Wrexham | LL11 6BL

Offers in the region of £400,000

ROSE RESIDENTIAL

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Originally formed from two traditional stone cottages, this substantial four-bedroom detached home offers an exceptional amount of spacious and versatile accommodation, making it ideal for growing families or those seeking flexible living arrangements. Rich in character throughout, the property boasts four generous reception rooms, a spacious kitchen, utility room and ground-floor WC, while the first floor offers four well-proportioned bedrooms and a family bathroom. Externally, the property is equally impressive, benefiting from a generous lawned rear garden, beautifully landscaped Indian stone patio ideal for outdoor entertaining, and a substantial brick-built outbuilding offering excellent potential for use as a home office, studio, gym or garden bar, subject to any necessary consents. To the front, there is also potential to create off-road parking through the removal of the existing boundary wall to the front. A truly unique home combining traditional character with generous living space, which must be viewed to be fully appreciated.



Entrance & Hallway

A striking composite entrance door opens into a welcoming hallway, where a staircase rises to the first floor accommodation. Three doors lead off the hallway, providing access to three of the four reception rooms.

Sitting Room

11'0" x 13'6" (3.37m x 4.13m)

A welcoming reception room featuring a front facing UPVC double glazed window, a feature fireplace with a coal-effect gas fire set on a tiled hearth, exposed ceiling beams, fitted carpet, and a radiator, creating a warm and characterful living space.



Additional Reception Room/Games Room

11'1" x 13'8" (3.38m x 4.17m)

Previously utilised as a games room, this versatile reception room mirrors the sitting room in size and character. It benefits from a front facing UPVC double glazed window, attractive oak-effect flooring, exposed ceiling beams, wall lights, and a radiator, making it an ideal space for a games room, home office, playroom, or additional sitting room.













Lounge
14'6" x 12'0" (4.43m x 3.67m)
A charming reception room full of character, centred around a striking fireplace with an inset log-burning stove set on a slate hearth. A rear facing UPVC double glazed window enjoys pleasant views over the garden, while glazed double doors open through to the dining room, creating a wonderful flow between the living spaces. The room is further enhanced by oak-effect flooring, ceiling coving, wall lights, and a radiator, creating a warm and inviting atmosphere.

Dining Room
14'6" x 11'8" (4.44m x 3.58m)
Currently utilised as a dining room, this is another light filled reception room finished with attractive oak-effect flooring and enjoying pleasant views over the rear garden through a rear facing UPVC double glazed window. Offering a warm and inviting atmosphere, the room provides a versatile space, enhanced by coved ceilings and a radiator, making it ideal for both formal dining and everyday family living.

Kitchen
15'7" x 13'8" (4.75m x 4.19m)
This well-proportioned kitchen offers an excellent range of storage and workspace. Flooded with natural light from three UPVC double glazed windows, the room is fitted with a range of wall and base units complemented by tiled work surfaces incorporating an inset sink. Integrated appliances include a fridge, dishwasher, gas hob, and electric oven. A part-glazed door leads through to the rear hallway, completing this practical and well-appointed space.

Rear Hallway
Leading from the kitchen is a rear hallway, with doors providing access to the utility room and ground floor WC. The hallway also benefits from a side facing part-glazed UPVC door, providing access to the rear garden.

Utility Room
7'4" x 8'5" (2.26m x 2.58m)
A useful utility room fitted with a range of wall and base units complemented by work surfaces incorporating an inset composite sink. The room benefits from laminate flooring, a rear facing UPVC double glazed window providing natural light, and a cupboard housing the Worcester boiler.

Downstairs w/c
7'4" x 5'1" (2.24m x 1.57m)
Fitted with a low-level WC and wash hand basin set within a vanity unit. The room further benefits from tiled flooring, a radiator, and a side facing UPVC double glazed window with privacy glass.

Stairs & Landing
A staircase rises from the hallway to a spacious first floor landing, flooded with natural light from two front facing UPVC double glazed windows. The landing offers space for a small seating area and provides access to all four bedrooms and the family bathroom.

Bedroom One
14'7" x 11'10" (4.47m x 3.61m)
An exceptionally spacious double bedroom featuring a rear facing UPVC double glazed window overlooking the garden. The room benefits from an extensive range of fitted bedroom furniture with mirrored sliding wardrobe doors, together with fitted carpet and a radiator.











Bedroom Two
11'1" x10'4" (3.40m x3.17m)
Another spacious double bedroom enjoying plenty of natural light from a front facing UPVC double glazed window. The room benefits from a comprehensive range of fitted bedroom furniture, providing excellent storage, together with fitted carpet and a radiator, creating a comfortable and practical space.

Bedroom Three
10'11" x 10'1" (3.35m x 3.08m)
Similar to bedroom two, this is also a spacious bedroom featuring a front facing UPVC double glazed window. Again, this bedroom benefits from a comprehensive range of fitted bedroom furniture, providing excellent storage, fitted carpet, and a radiator.

Bedroom Four
7'4" x 12'1" (2.24m x 3.69m)
The smallest of the three bedrooms which is currently used as a home office/snug. There is a rear facing UPVC double glazed window, radiator and fitted carpet.

Bathroom
This generously sized bathroom offers an abundance of space and is fitted with a four-piece suite comprising a corner bath, walk-in shower, pedestal wash hand basin, and low-level WC. The room further benefits from a rear facing UPVC double glazed window, a useful airing cupboard housing the hot water cylinder with fitted shelving and a radiator.

External
Externally, the property is enclosed to the front by an attractive stone wall, with double wrought iron gates providing access. There is also potential to create off-road parking to the front of the property, subject to the removal of the existing boundary wall and any necessary consents. To the rear is a beautifully landscaped Indian stone patio, creating an ideal space for outdoor dining and entertaining, which leads onto a generously proportioned lawned garden. Positioned at the far end of the garden is a substantial brick-built outbuilding, offering excellent potential for a variety of uses, including a home office, garden bar, gym or hobby room, subject to any necessary consents.

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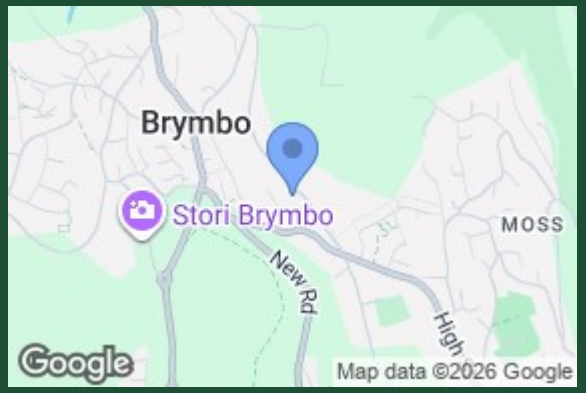










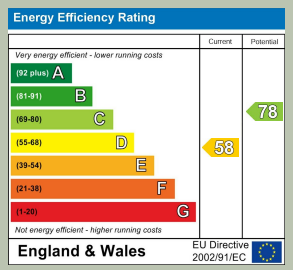








Total area: approx. 187.1 sq. metres (2013.5 sq. feet)



Wrexham

01978 504001
sales@rose-residential.co.uk