



Clayton Road | Pentre Broughton | Wrexham | LL11 6BL

Offers in the region of £425,000



ROSE RESIDENTIAL

Clayton Road | Pentre Broughton
Wrexham | LL11 6BL
Offers in the region of £425,000

Originally formed from two traditional stone cottages, this substantial four-bedroom detached home offers an exceptional amount of versatile living space, making it ideal for growing families or those seeking flexible accommodation. 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 an attractive rear garden with a generous lawn, Indian stone patio ideal for entertaining, and a substantial brick-built outbuilding offering excellent potential for a home office, studio, gym, or garden bar (subject to any necessary consents). A truly unique home that combines period charm with outstanding space, and one 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 twin wrought iron gates providing access. Immediately to the rear is a beautifully landscaped Indian stone patio, offering an ideal space for outdoor dining and entertaining, which in turn leads onto a generous lawned garden. Situated at the far end of the garden is a substantial brick-built outbuilding, presenting excellent potential for conversion into a home office, garden bar, gym, or hobby room.

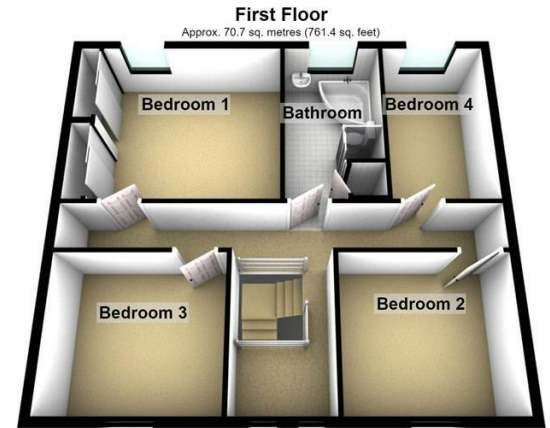
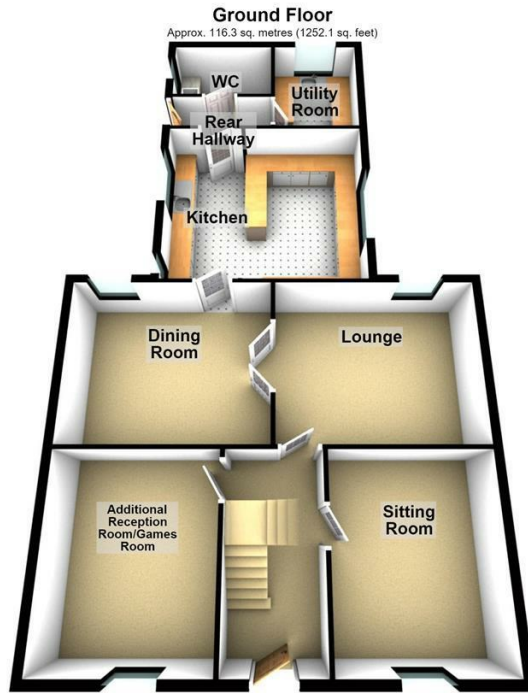
Disclaimer

The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility for any errors or omissions, and it is subject to change without notice.
All prospective buyers or tenants are strongly advised to verify any details and conduct their own due diligence before making any decisions. The property may be subject to changes in zoning, laws, or other factors that could impact its use or value. Additionally, the property is sold or leased "as-is" and may not be in perfect condition.
By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.

Anti Money Laundering (AML) Checks

We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.





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

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	

Wrexham

01978 504001
sales@rose-residential.co.uk