



BOWEN

PROPERTY SINCE 1862

Asking Price £195,000

10 Station Road, Pentre Broughton,
Wrexham LL11 6BG

🏠 3 Bedrooms

🚿 1 Bathroom

10 Station Road, Pentre Broughton, Wrexham LL11 6BG



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General Remarks

NO CHAIN. A totally refurbished semi-detached family home providing two reception room / three bedroom accommodation with all new fittings in a pleasant, elevated village location about three miles from Wrexham with far reaching views towards the Shropshire Plain.

This property has recently been the subject of an extensive programme of repair and refurbishment which has included rewiring; replumbing including new kitchen, bathroom and central heating; reskimmed walls and new ceilings and re-screeded ground floors. The property had previously been refurbished externally including re-rendering, PVCu double glazed windows and doors and a re-tiled roof. The house has now been decorated in white throughout with newly laid floor coverings, light fittings and venetian shutter-style blinds. Internal inspection thoroughly recommended. **READY TO WALK INTO.**

Location: The property is approached from the roadway at the rear via a shared stepped access. It is situated towards the fringe of the village and enjoys panoramic southerly views from the front over a wooded area towards the Shropshire Plain beyond. Pentre Broughton is approximately three miles from Wrexham and two miles from the A483 by Sainsbury's roundabout at its junction with the A541 Mold Road, from where the A483 dual carriageway leads to Chester (12 miles). Local amenities include a popular Primary School, Church, Pub, Moss Valley Country Park and a bus service into Wrexham from the door-step.

Constructed: Of pebbledash rendered brick external elevations beneath a re-tiled roof.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

On The Ground Floor:

Entrance Vestibule: 4' 3" x 3' 11" (1.29m x 1.19m)
Approached through a part double glazed PVCu framed door with two matching double glazed side windows.

Entrance Hall: 15' 3" x 3' 6" (4.64m x 1.07m) To the foot of the staircase leading off. Radiator. Smoke alarm. Part double glazed PVCu framed external door to side elevation.

Lounge: 12' 0" x 11' 9" (3.65m x 3.58m) Corniced 8'10" (2.69m) high ceiling with remotely controlled

central light/fan. Electric fire to a tiled and period-style fireplace surround. Views. Five double power points. Radiator. Sliding glazed doors with matching side reveals to:

Dining Room: 14' 2" x 12' 9" (4.31m x 3.88m) Wall mounted remote-controlled electric fire. Four double power points. Radiator. Remote-controlled central light/fan. Central heating thermostat. Open Reach telephone point. Understairs storage cupboard with provision for a washing machine and double power point.





Kitchen: 8' 5" x 7' 9" (2.56m x 2.36m) Newly fitted with white high-gloss laminate-fronted units with contrasting black work surfaces and water-proof boarded walls. Fitted single drainer stainless steel sink unit with monobloc mixer tap inset into a range of four-doored base units and one drawer pack with extended work surfaces, beneath which there is a built-under "Beko" electric oven with an inset ceramic hob and chimney-style filter hood above set between a total of five-doored suspended wall cabinets. Space for an upright fridge/freezer. Four double power points and electric cooker point exposed with concealed spurs. Radiator. Part double glazed PVCu framed external door with matching window. Mirror-boarded ceiling.

On The First Floor:

Landing: 14' 1" x 5' 4" (4.29m x 1.62m) Galleried stairhead. Radiator. Loft access-point. Double power point.

Bedroom 1: 12' 1" x 9' 4" (3.68m x 2.84m) Four double power points. Radiator. Panoramic views.

Bedroom 2: 11' 9" x 10' 3" (3.58m x 3.12m) To the face of a range of built-in storage with three sliding doors. Radiator. Two double power points.

Bedroom 3: 8' 10" x 6' 4" (2.69m x 1.93m) Two double power points. Radiator. Panoramic views.

Bathroom: 8' 4" x 7' 10" (2.54m x 2.39m) Including corner boiler cupboard accommodating the "Ideal Exclusive" combination gas-fired boiler. Newly fitted three piece white suite comprising a pedestal wash hand basin with monobloc mixer tap, close coupled dual flush w.c. and panelled bath with a shower screen and mains cascade thermostatic shower above. Chrome ladder radiator. Contrasting slate-effect water-proof boarded walls. Mirror panelled ceiling.

Note: The newly laid fitted floor coverings, light fittings and venetian shutter-blinds are to be included at the sale price.

Outside: From the roadway a shared flight of steps leads to an enclosed multi-coloured stone-covered yard, off which there are Four Store Sheds. Pedestrian side access to the enclosed front garden area which includes large Decking and multi-coloured stone covered area.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the newly installed "Ideal Exclusive" gas-fired boiler situated in a cupboard within the Bathroom. The property is wired for a BT telephone system.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.





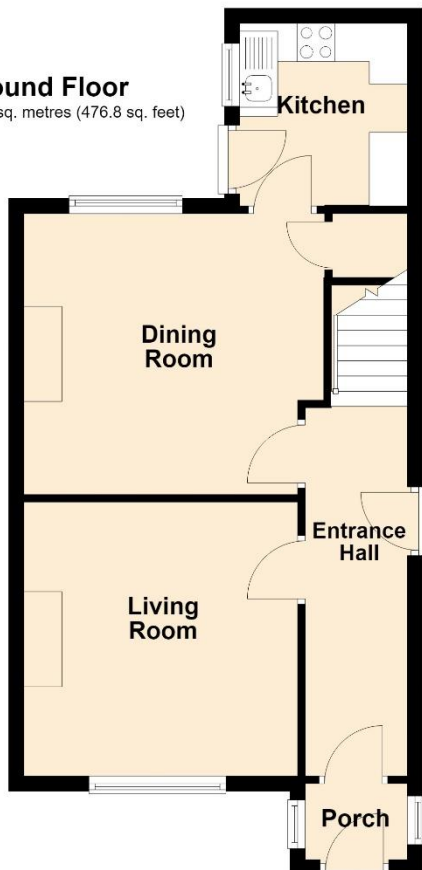
Viewing: By prior appointment with the Agents.

EPC: EPC – 58|D.

Council Tax Band: The property is valued in Band "C"

Directions: For satellite navigation use the post code LL11 6BG. From Wrexham city centre leave on the Mold Road continuing past the Football Ground and at the first roundabout turn left (in front of B&Q) onto Berse Road. At the mini-roundabout bear right under the flyover bridge taking the next right-hand turning onto Gatewen Road. Continue for about 2.1 miles until passing Black Lane Primary School on the left. Crest the hill then park when the roadway widens out before the bus stop. The rear of the property will then be seen on the left.

Ground Floor
Approx. 44.3 sq. metres (476.8 sq. feet)



First Floor
Approx. 42.8 sq. metres (461.0 sq. feet)



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