



21

New Broughton | Wrexham | LL11 6FB

£365,000

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A stunning four bedroom detached house located on the popular Gatewen Village development in New Broughton, Wrexham. Situated just off the main road through the estate on a shared private road the property benefits from minimal passing traffic resulting in a notable peaceful and secluded atmosphere. Built in 2016, this modern property offers a perfect blend of contemporary living and comfort, making it an ideal home. As you enter, you are greeted a welcoming entrance hall with doors to a generous living room, open plan kitchen/diner, downstairs wc, utility and storage cupboard. The well-designed layout ensures that each room flows seamlessly into the next, creating an inviting atmosphere throughout the home. The property boasts four generously sized bedrooms, offering plenty of room for family members or guests. Each bedroom is designed with comfort in mind, ensuring a peaceful retreat at the end of the day. Additionally, there are three bathrooms, which provide convenience and privacy for all occupants. Outside, the property features parking for up to three vehicles, a valuable asset in today's busy world. To the rear is a low maintenance enclosed rear garden. The surrounding area is tranquil and family-friendly, making it a perfect location for those seeking a peaceful lifestyle while still being close to local amenities. This home is not just a place to live; it is a sanctuary where you can create lasting memories. With its modern features and spacious layout, this property is sure to impress. Do not miss the opportunity to make this beautiful house your new home. NO ONWARD CHAIN!

- A BEAUTIFULLY APPOINTED FOUR BEDROOM, THREE STOREY PROPERTY
- OPEN PLAN KITCHEN/DINING SPACE WITH FRENCH DOORS TO REAR GARDEN
- LIVING ROOM WITH BAY WINDOW
- DOWNSTAIRS WC & UTILITY AREA
- PRINCIPAL SUITE ON TOP FLOOR WITH EN SUITE
- BEDROOM TWO ALSO OFFERS AN EN SUITE
- FAMILY BATHROOM
- STYLISH LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING & GARAGE
- POPULAR & CONVENIENT LOCATION



Entrance Hall

Composite front door, entrance matting, stairs rising to the first floor, doors to living room, wc, utility and kitchen/diner. Understairs cupboard.

Living Room

Square bay window to the front elevation with "Perfect Fit" blinds, offering an excellent degree of natural light, carpeted flooring.

Kitchen/Diner

With a modern fitted range of wall and base units, complementary worktops, composite sink/drainer, electric hob with extractor over, space for dishwasher, oven and grill, wood effect flooring, space for sofa and dining table. French style doors with glazing to both sides opening onto the rear garden.

WC

Low level wc, laminate flooring, hand wash basin, tiled splashback.

Utility

Worktop with space for washing machine and tumber dyer underneath, wall cupboard, wall mounted boiler.

First Floor Landing

Carpet, doors to three bedrooms and bathroom. Stairs rising to second floor.

Bedroom Two

A sophisticated double bedroom with carpet, window to rear and door to en suite.

En Suite

Generous shower enclosure with tiled splashback, wc, hand wash basin, wood effect flooring, window to rear with frosted glazing.

Bedroom Three

Another stylish double bedroom with window to front and wood effect laminate flooring.

Bedroom Four

Single bedroom, carpet, window to front. This space could also be utilised as a home office or dressing room.

Bathroom

Panel bath with shower from taps, walk in shower enclosure, wc, hand wash basin, tiled splashbacks, frosted window to side. Wood effect laminate flooring, heated towel rail.

Bedroom One

An impressive main bedroom suite, with carpet, dormer style window to front elevation, fitted mirrored three door sliding wardrobe, under eaves storage. Door to ensuite.

En Suite

Shower enclosure, low level wc, hand wash basin, skylight window, laminate flooring.

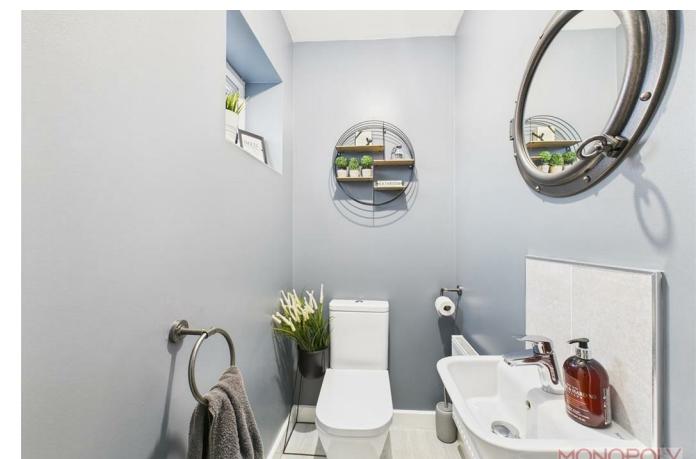
Outside

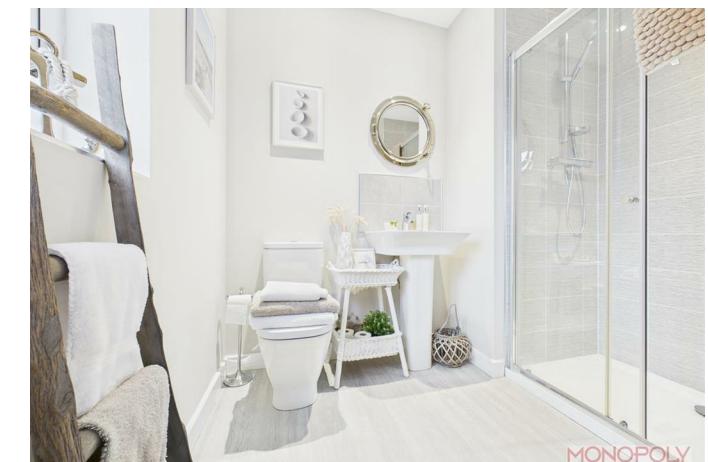
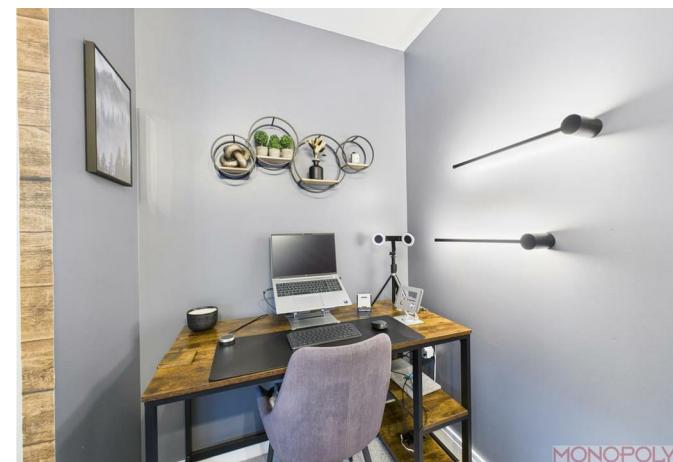
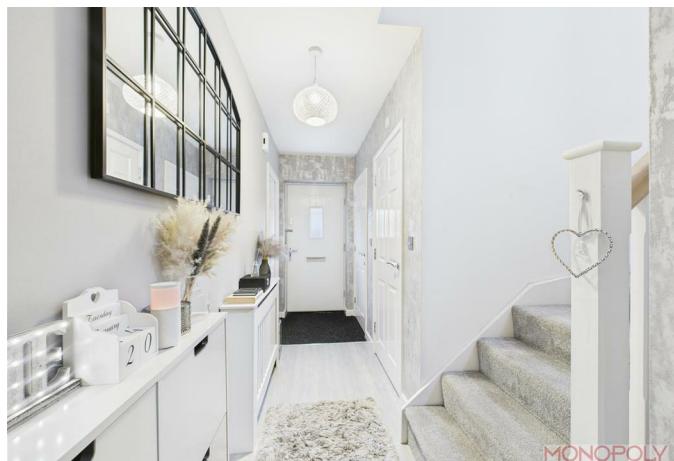
South facing, low maintenance rear garden offering a good degree of privacy with artificial grass and Italian porcelain outdoor tiles and pergola. Outdoor electric sockets in the garden along with an outdoor tap, wall mounted Philips Hue lighting, security light, Gate to drive. Enclosed with fencing.

The driveway leading to the garage can comfortably fit three cars. Gate to garden

Garage

With up and over vehicle door.





Additional Information

Some internal and external furniture available via separate negotiation. Blinds throughout the property, two of which are remote-controlled.

IMPORTANT INFORMATION

*Material Information interactive report available in brochure section. *

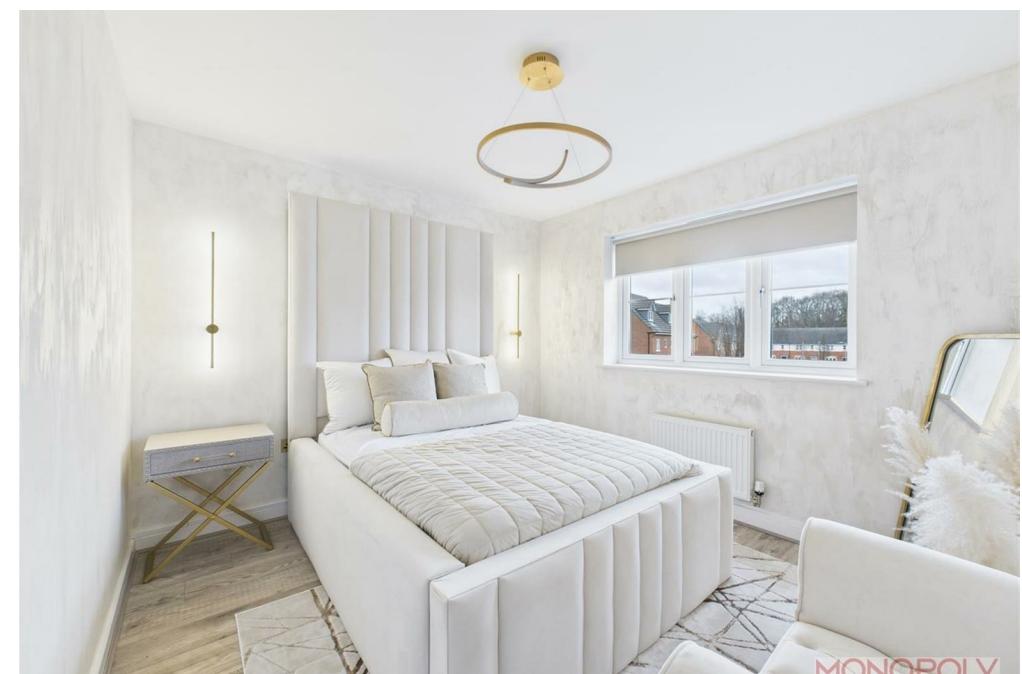
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

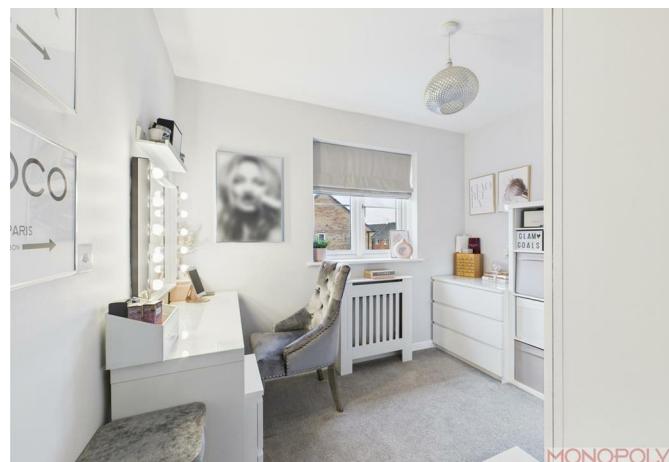
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.

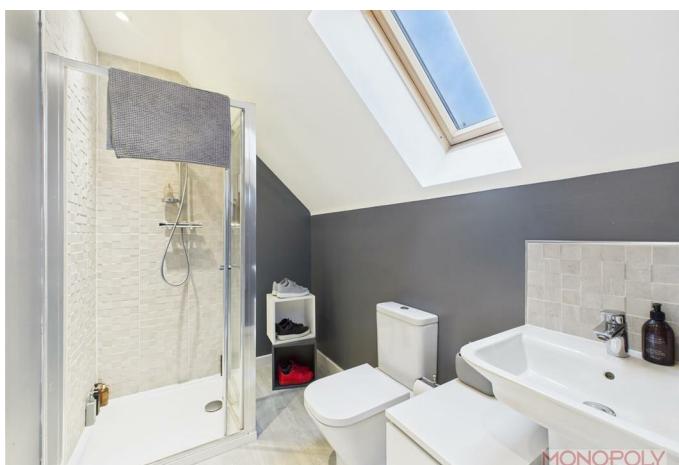
MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

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

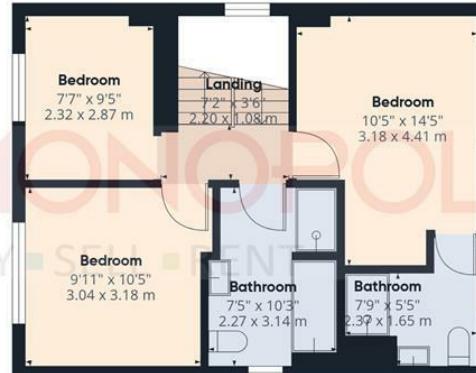








Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1411 ft²
131.2 m²

Reduced headroom
9 ft²
0.8 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs			93
(92 plus) A			84
(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 ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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