

22 Tegid Drive

MW46952



**NEW
BROUGHTON**

**OFFERS IN
REGION OF
£270,000**

22 Tegid Drive, New Broughton, Wrexham, LL11 6QA
Offers in region £270,000 **MW46952**



DESCRIPTION: Situated on a popular residential development in the village of New Broughton is this impressive 4 bedroom detached family home which occupies a corner position and has well presented and generous size accommodation to briefly comprise entrance hall, cloakroom, lounge, dining room, conservatory, fitted kitchen/breakfast room with integrated appliances, utility room, and to the first floor there is the master bedroom with ensuite, 3 further bedrooms and a family bathroom. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are gardens to the front and rear with an open aspect to the front, ample off-road parking and a single garage. As selling agents we would highly recommend an inspection of the property to fully appreciate the size of the accommodation on offer and the popular and convenient location.

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right hand side, at the mini roundabout turn left past B&Q and proceed to the next roundabout turning right under the bypass, continue through Caego and on into New Broughton passing over the mini roundabout and the development will be noted on the right hand side turn right and you are now on Tegid Drive and continue until the property will be noted on the right hand side via the the Molyneux for sale sign.

PROSPECTIVE PURCHASERS PLEASE NOTE THE PROPERTY IS NOW TENANTED AND THE PHOTOGRAPHS ON THE SALES DETAILS WERE TAKEN PRIOR TO THE TENANT MOVEING IN WHEN THE PROPERTY WAS ON THE MARKET PREVIOUSLY.

LOCATION: Situated in a popular village location with easy access to Wrexham town centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Wood floor covering. Stairs rising to first floor. Door leading to front of property.



CLOAKROOM: Panelled radiator. Fitted 2-piece white suite comprising wc and wash hand basin with splash back tiling. Tiled floor.



LOUNGE: 14' x 11' 5" (4.27m x 3.48m) Panelled radiator. Fitted living flame gas fire set in feature surround. Wood floor covering. Coved ceiling. Tv point. 2 Wall light points. Box bay to front of property.



DINING ROOM: 11' 5" x 9' 10" (3.48m x 3m) Panelled radiator. Coved ceiling. Wood effect floor covering. Patio doors leading to conservatory.



CONSERVATORY: 13' x 11' 5" (3.96m x 3.48m) Wood effect floor covering. French doors leading to rear garden.



KITCHEN/BREAKFAST ROOM: 12' 9" x 9' (3.89m x 2.74m) Panelled radiator. The kitchen is fitted with a comprehensive range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood and oven. Inset ceiling lighting.



UTILITY ROOM: 7' 7" x 7' 5" (2.31m x 2.26m) Panelled radiator. Fitted with a range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling. Plumbing for automatic washing machine. Door leading to garage. Door leading to rear of property.



STAIRS AND LANDING: Loft access. Built in airing cupboard with shelving and panelled radiator. Doors leading off to bedrooms and bathroom.



BEDROOM 1: 14 max' 0" x 10 max' 0" (4.27m x 3.05m) Panelled radiator. Fitted mirrored wardrobe facilities with sliding doors. Box bay to front elevation.



ENSUITE: Panelled radiator. Fitted 3-piece suite comprising wc, wash hand basin and large tiled shower enclosure with fitted shower. Tiled floor.



BEDROOM 2: 10' 1" x 10' (3.07m x 3.05m) Panelled radiator. Wood effect floor covering. Window to rear of property.



BEDROOM 3: 10' 9" x 8' (3.28m x 2.44m) Panelled radiator. Wood floor covering. Window to front of property.



BEDROOM 4: 10' 9" x 7' (3.28m x 2.13m) Panelled radiator. Wood effect floor covering. Fitted mirrored wardrobe facilities with sliding doors. Window to rear of property.



SHOWER ROOM: Chrome style towel rail. Fitted 3-piece white suite comprising wc, wash hand basin and large shower enclosure with fitted shower. Half tiled walls.



OUTSIDE: To the front of the property there is a double width drive providing ample off-road parking and leading to the single garage with up and over door and power and lighting laid on. The front garden is lawned with an open aspect. There is a path to the right-hand side and a gated access to the rear. To the rear there is a large, decked seating area with adjacent patio and there are steps leading down to lawned gardens with a lower level being laid to decorative gravel. Outside tap.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.


Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore, solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

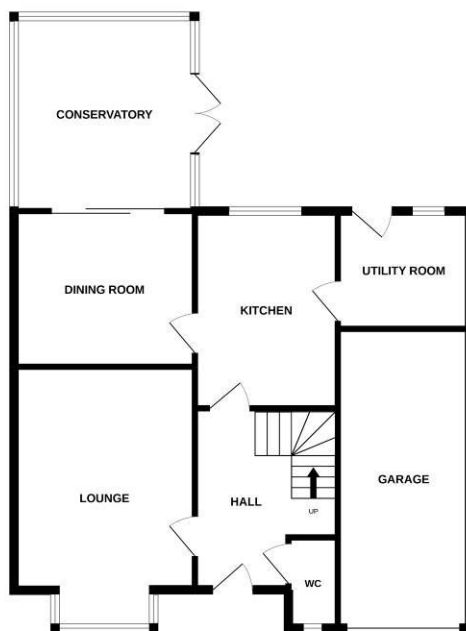
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

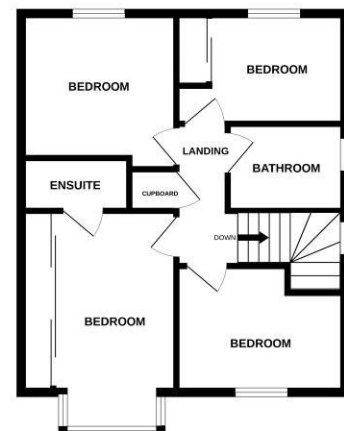
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:
22 Seville Drive

GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1376 sq.ft. (127.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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