

2 Longvie w Road

MW46410



**PENTRE
BROUGHTON**

£290,000

2 Longview Road , Pentre Broughton , Wrexham, LL11 6DJ
£290,000 17054



DESCRIPTION: Situated in a much favoured and sought after location is this impressive extended 4 bedroom detached family home which has spectacular views across Wrexham from the front elevation. The property offers spacious living accommodation to briefly comprise entrance hall, downstairs cloakroom, lounge, inner hall, fitted kitchen with integrated appliances, dining area and to the first floor there are is the master bedroom with ensuite shower room, 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, side and rear with 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 pleasant 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-5.30pm Monday – Friday 9.00am – 4.00pm 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 continue to the next roundabout taking the 2nd exit under the bypass, take the first right for New Broughton/Pentre Broughton and continue through New Broughton and on into Pentre Broughton turning right onto Rowlands Road and proceed to the junction turning right onto Longview Road and the property will be noted on the right via the Molyneux for sale sign.

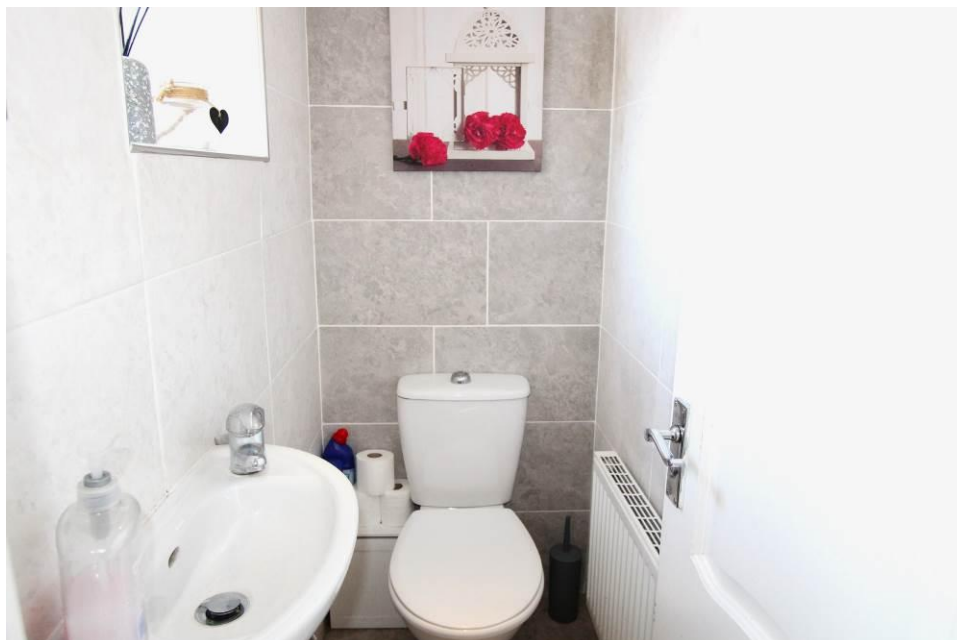
LOCATION: Situated in a popular and sought after village location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed operated via a Worcester combi heating boiler situated in the garage.

ENTRANCE HALL: Oak floor covering. UPVC front entrance door.



CLOAKROOM: Panelled radiator. Fitted white 2 piece suite comprising wc and wash hand basin. Tiled floor. Tiled walls. Inset ceiling lighting.



LOUNGE: 21' 3" x 14' 9" (6.48m x 4.5m) 2 Panelled radiators. Oak floor covering. Tv point. Coved ceiling. 2 Wall light points. Under stairs storage.



INNER HALL: Oak floor covering. Stairs rising to first floor.

KITCHEN: 15' 8" x 12' 4" (4.78m x 3.76m) Panelled radiator. The kitchen is fitted with a comprehensive range of modern wall and base units with worktop surfaces which extend to incorporate a breakfast bar with inset Belfast style sink unit and splash back tiling with integrated appliances to include induction hob, extractor hood, double oven, washing machine and dish washer. Tiled floor. Coved ceiling. Inset ceiling lighting. UPVC side entrance door.



DINING AREA: 11' 5 " x 8' (3.48m x 2.44m) Panelled radiator. Wood effect floor covering. Coved ceiling. Patio doors leading to side elevation.



STAIRS AND LANDING: Panelled radiator. Loft access. Coved ceiling. Doors leading off to bedrooms and bathroom.



BEDROOM 1: 14' 9" x 11' (4.5m x 3.35m) Panelled radiator. Coved ceiling. Tv point. Window to front elevation with picturesque views.



ENSUITE: 8' 6" x 7' 10" (2.59m x 2.39m) Chrome style towel rail. Fitted 3 piece white suite comprising wc , wash hand basin set in vanity unit and large tiled shower enclosure with fitted shower. Part tiled walls.



BEDROOM 2: 12' 7" x 10' (3.84m x 3.05m) Panelled radiator. Fitted mirrored wardrobe facilities with sliding doors. Tv point. Window to side elevation.



BEDROOM 3: 12' 10" x 8' 0" (3.91m x 2.44m) Panelled radiator. Coved ceiling. Window to rear elevation.



BEDROOM 4: 10' 4(max)" x 7' 9" (3.15m x 2.36m) Panelled radiator. Fitted wardrobe facilities with sliding doors and mirrored panel. Window to rear elevation.



BATHROOM: Chrome style towel rail. Fitted 3 piece white suite comprising wc, wash hand basin set in vanity unit and slipper style bath with mixer taps. Inset ceiling lighting. Half tiled walls.



OUTSIDE: To the front of the property there are spectacular views across Wrexham and beyond with a patterned concrete drive providing ample off road and leading to the single garage with electric roller shutter door and power and lighting laid on. To the left of the property there is a gated access and a path leading to the rear patio area and raised garden which offers a private aspect. To the right of the property there are steps leading up to a raised patio area and outside bar which takes full advantage of the views.



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

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