



Clayton Road, Wrexham LL11 6BH

£115,000

A charming 2 bedroom end of terrace property located in the semi-rural village of Pentre Broughton. The property is immaculately presented and deceptively spacious offering 2 reception rooms, 2 double bedrooms, well maintained garden and benefits from stunning far reaching views that really must be seen to be appreciated. The village of Pentre Broughton benefits from a number of local amenities including a shop, primary school and has excellent access to the A483 for commuting. In brief the property comprises of; lounge, sitting room, kitchen and bathroom to the ground floor and 2 bedrooms to the first floor.

- A charming 2 bedroom end of terrace property
- 2 Reception rooms
- Fantastic far reaching views
- Beautifully presented
- 2 Double bedrooms
- MUST BE VIEWED TO BE APPRECIATED



Lounge

4.10m x 3.13m (13'5" x 10'3")

A beautifully presented room with a central fire recess with slate tiled hearth and timber mantel, double glazed window to the front, wood effect flooring.

Sitting Room

4.12m x 3.68m (13'6" x 12'0")

A spacious and superbly presented room with continuation of the wood effect flooring, fire recess with slate tiled hearth, timber mantel and surround, double glazed window to the rear, door to a useful storage cupboard.

Kitchen

3.10m x 2.10 (10'2" x 6'10")

Fitted with a range of attractive oak fronted wall, drawer and base units, working surface with inset sink and drainer, built in electric oven, 4 ring electric hob, stainless steel/glass extractor fan, part tiled walls, tiled flooring, space for a fridge/freezer, plumbing for a washing machine and dishwasher, door off to the rear garden, door into the bathroom.

Bathroom

1.51m x 2.10m (4'11" x 6'10")

Fitted with a white suite comprising of a low level w.c, wash hand basin with vanity unit under, bath with shower over, fully tiled walls, tiled flooring, double glazed window.

Bedroom 1

4.11m x 3.71m (13'5" x 12'2")

A stylishly presented room with a double glazed window to the rear offering stunning far reaching views of the hills and fields beyond, carpeted flooring, built in cupboard.

Bedroom 2

4.03m x 3.15m (13'2" x 10'4")

A double bedroom with 2 double glazed windows to the front, carpeted flooring.

Rear Garden

To the rear is a well maintained garden with steps leading down from the back door to a lawned area with a decked seating area to the side and gravelled to the foot of the garden. The stunning hillside views can also be enjoyed from the garden. There is also access at the side to the front and a door to a good size outside store.



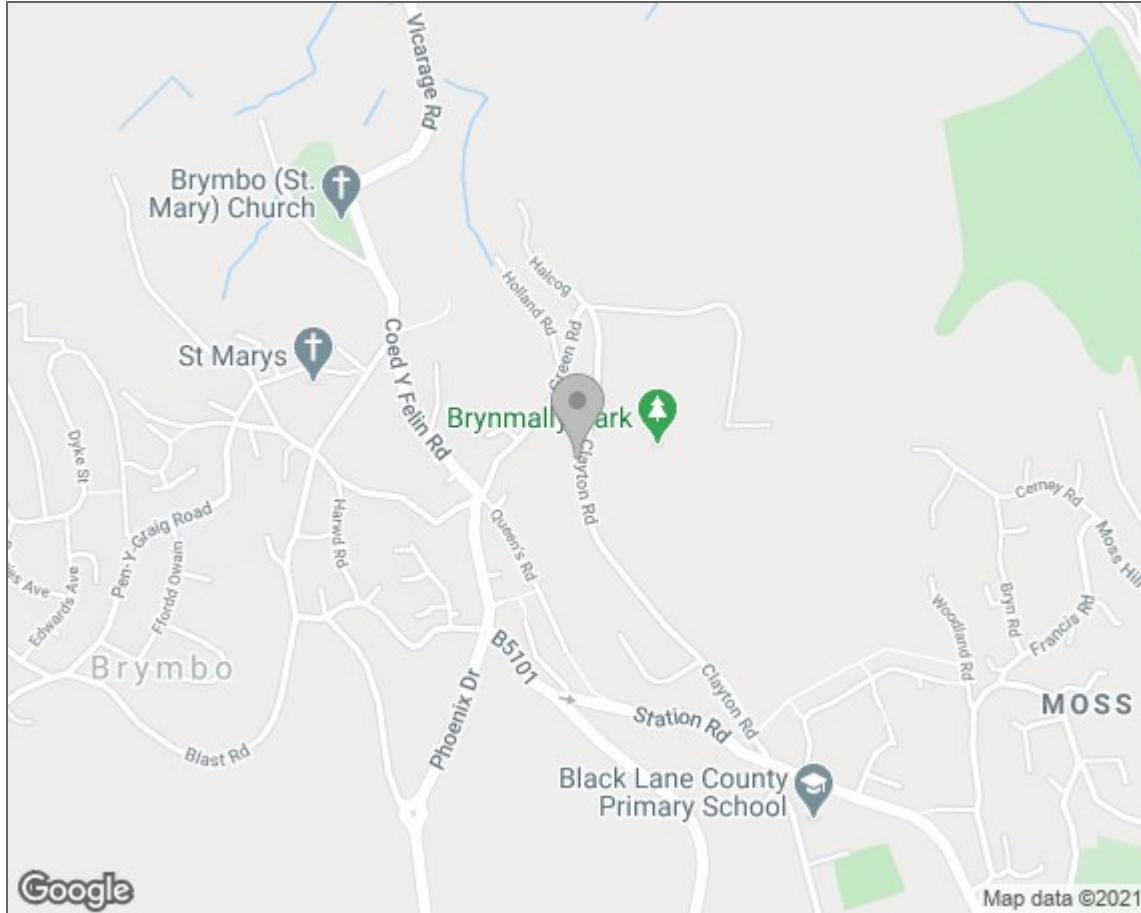




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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	

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

