

# BOWEN

PROPERTY SINCE 1862



Asking Price £160,000

24 Moss Valley Road, New Broughton,  
Wrexham LL11 6JA

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🏠 2 Bedrooms

🚿 1 Bathroom



# 24 Moss Valley Road, New Broughton, Wrexham LL11 6JA



## General Remarks

Situated in the popular residential area of New Broughton and within easy reach of the A483, City Centre and Maelor Hospital, is this two bedroom mid-terrace property with off-road parking to the front elevation and low-maintenance garden to rear. Accommodation briefly comprises entrance hallway, lounge and an upgraded kitchen with grey-gloss units and French doors leading out to the garden. There are two bedrooms and a white fitted bathroom on the first floor. Viewing recommended.

## Accommodation

### On The Ground Floor:

**Entrance Hallway:** Laminate flooring. Radiator. Ceiling light fitting. Part glazed solid timber entrance door. Electric consumer unit. Thermostat control for gas central heating boiler.

**Lounge:** 13' 8" x 9' 9" (4.17m x 2.98m) Laminate flooring. Two radiators. Power points. Timber framed double glazed window. Television aerial point. Ceiling light fitting.

**Kitchen:** 12' 11" x 8' 8" (3.94m x 2.64m) Comprising a range of grey gloss wall and base units with a white sparkle laminate work-top surface and brick-effect tiled splash-back. Wall mounted "Worcester Green Star RI" condensing boiler. Single composite sink unit with chrome mixer tap and draining-board. Timber framed double glazed window over-looking the garden. Plumbing and space for a washing machine and tumble dryer. Power points. Four-ring "Cook & Lewis" induction hob with extractor hood over and a "Cook & Lewis" single electric fan oven beneath. Two ceiling light fittings. Radiator. Space for a dining table. Under-stairs storage cupboard. PVCu French doors leading out to the garden. Tiled floor.



## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

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 First Floor:

**Landing:** Fitted carpet. Power points. Down-lighter. Ceiling smoke alarm. Ceiling loft hatch.

**Bedroom 1:** 11' 0" x 10' 11" (3.35m x 3.33m) Fitted carpet. Timber framed double glazed window. Radiator. Cupboard over the stairs housing the hot water tank. Power points. Ceiling light fitting. Full-height fitted wardrobe and drawer unit.

**Bedroom 2:** 11' 5" x 6' 6" (3.48m x 1.97m) Laminate flooring. Radiator. Double glazed window. Power points. Ceiling down-lighters.

**Bathroom:** 6' 6" x 6' 3" (1.98m x 1.90m) Comprising a three piece white suite to include a low level w.c., pedestal wash hand basin and a panelled bath with chrome taps and hand-held shower attachment. "Triton T80" electric shower over the bath. Wall tiling. Timber framed frosted double glazed window. Extractor vent. Ceiling down-lighter. Laminate flooring. Radiator. Shaver point.

**Outside:** To the front of the property there is Off-Road Parking for up-to two vehicles. Covered Porch. Outdoor light and Bin Store.







To the rear of the property there is a paved Patio Seating Area with lawned garden beyond. Fenced boundaries. Outdoor tap and lighting.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester Green Star RI" gas-fired condensing boiler situated in the Kitchen

**Tenure:** Freehold. Vacant Possession on Completion.

**EPC:** EPC Rating – 76|C.

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

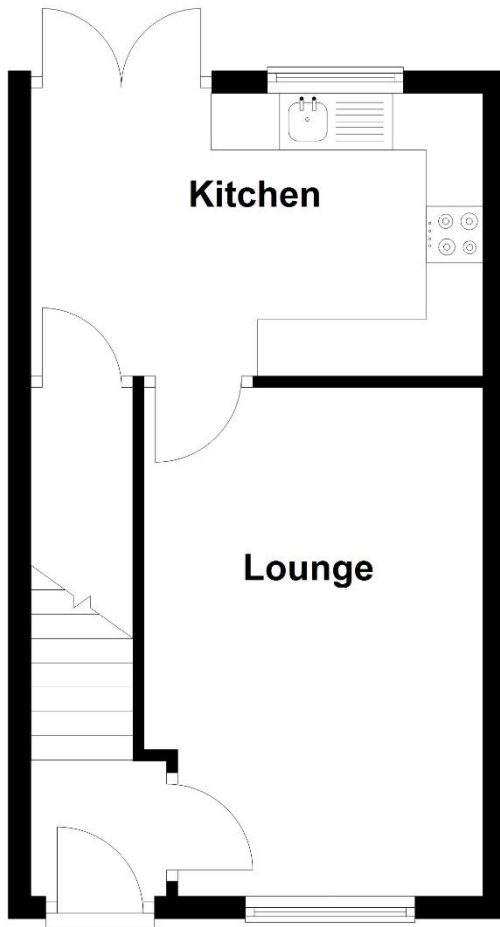
**Directions:** For satellite navigation use the post code LL11 6JA. From Wrexham city centre leave on the Mold Road continuing past the Football Ground and at the first roundabout turn left (in front of B & Q) onto Berse Road. At the mini-roundabout bear right under the flyover bridge taking the next right-hand turning onto Gatewen Road. Bear left at the roundabout towards New Broughton passing the School on the left then take the first right onto Moss Valley Road. The property will be seen after about 100 yards on the right.





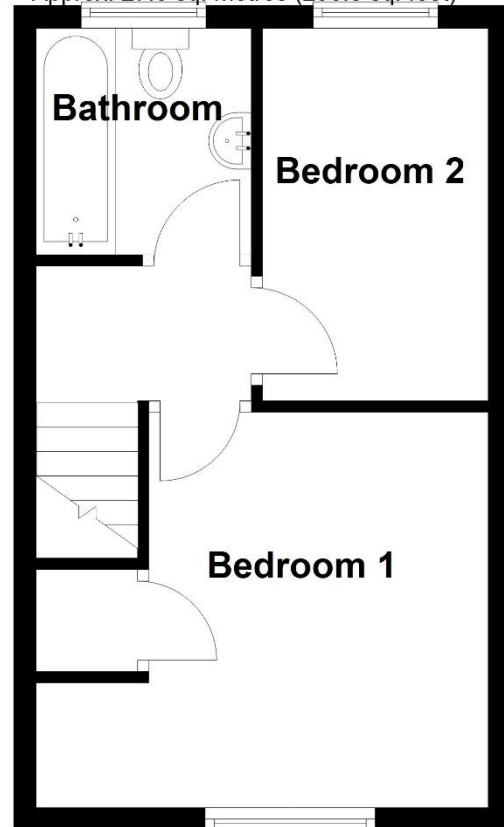
## Ground Floor

Approx. 28.4 sq. metres (305.7 sq. feet)



## First Floor

Approx. 27.6 sq. metres (296.8 sq. feet)



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