

# BELVOIR!

Wrexham Office  
Ground Floor, Elwy House, 15 King Street Wrexham  
Clwyd LL11 1HF

Moss Wood Court, New Broughton, Wrexham



Offers in excess of £235,000



## Key Features

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	84	
(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	

Call: 01978 340030

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We would like to point out that all measurements, floor plans and photographs are for guidance purposes only. If there is any point, which is of particular importance to you, please obtain professional confirmation.

## Full Description



### Hallway

You enter the property through a partially glazed composite door, once inside the hallway, the stairwell to the first floor accommodation is straight in front with an internal door to the left leading to the lounge. Hard wired smoke detector, ceiling rose, RCD and grey wood effect lino.

### Lounge 5.15m x 3.59m (16'10" x 11'9")

Spacious lounge with a front facing uPVC double glazed window, two radiators, TV point, phone point and double internal door leading into the Kitchen & Dining Area.

### Kitchen & Dining Area

This is a room that will take your breath away, a very generous L - shaped room which genuinely has the capacity to be both a luxurious and modern kitchen as well as a perfect room to entertain family and friends. It features a comprehensive range of base and wall cabinets in a stylish grey laminate, integrated electric oven and grill, ceramic hob with an extractor hood above. Inset sink with mixer tap and the larder unit accommodates a Potterton gas combi boiler. Rear facing uPVC, double glazed patio doors with side windows and two Velux windows above provide plenty of natural light along with recessed ceiling lights and radiator. Grey tiled effect lino flooring, internal door to utility room.

### Utility Room

Base and wall cabinets that match those in the kitchen with complementary work top, plumbing for washing machine with space for additional appliance underneath the work top. Extractor fan, radiator, continuation of the grey tiled effect lino from the kitchen and an internal door that leads to the downstairs WC

### Downstairs WC

Low level wc with push button flush, wash basin with mixer tap and tiled splash back. Continuation of grey, tiled effect lino flooring.

### Stairwell & Landing

Solid oak hand rail on the left hand side as you ascend the staircase, on the first floor landing there four internal doors running off (2 bedrooms, bathroom & storage cupboard) Front facing uPVC double glazed window with privacy glass, coving, recessed lighting, hard wired smoke detector and radiator.

### First Floor

#### Bedroom Two 4.45m x 2.60m (14'7" x 8'6")

Rear facing uPVC double glazed unit with roller blind, radiator and ceiling rose.

#### Bedroom Three 3.61m x 2.67m (11'10" x 8'9")

Front facing uPVC double glazed unit, radiator and ceiling rose.

#### Main Bathroom 2.77m x 2.06m (9'1" x 6'9")

A very well appointed main bathroom, with a low level wc and push button flush, pedestal wash basin with mixer tap and

splash back above which is a wall mounted vanity mirror. Paneled bath with wall tiles behind, mixer tap and hand held shower head attachment. Chrome finished, metal framed , glazed shower door in front of tiled shower cubicle with chrome finished, thermostatic shower attachments. Grey tiled effect lino on bathroom floor..

## Stairwell & Landing

Light solid oak hand rail on left hand side for support , as you reach the top of the staircase there is a small platform and an internal door to your left hand side that leads to the Master Bedroom & En Suite.

## Second Floor

### Master Bedroom 5.99m x 3.58m (19'8" x 11'9")

This substantial and impressive sized room along with the en suite, takes the space of the whole of the second floor of the dwelling., A slightly L shaped room, it also has a small dressing area or space for a desk, behind the room's entrance door with Velux window above providing further versatility and flexibility in it's use. Further, there is a front facing uPVC double glazed window and built in wardrobes with mirrored doors, another smaller built in storage cupboard above the stairs, attic hatch, TV & phone point, ceiling rose and two radiators. Internal door to En Suite

## External

Externally there is a lovely frontal aspect with the property's position in front of the Green, it has a driveway to the side of the property with OFF ROAD PARKING with an ENCLOSED REAR GARDEN laid mostly to lawn with timber fencing around the borders.

## Disclaimer

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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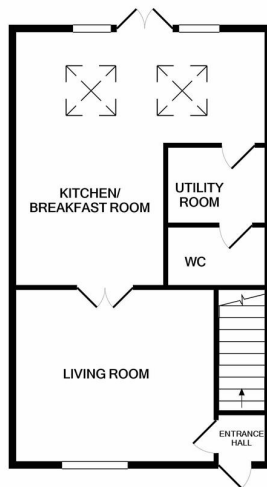


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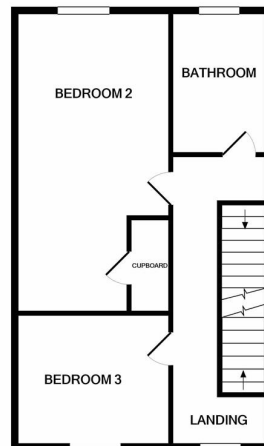
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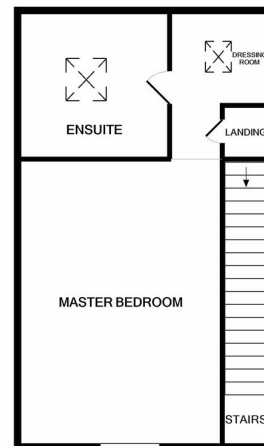
## Moss Wood Court, New Broughton, Wrexham



GROUND FLOOR  
APPROX. FLOOR  
AREA 487 SQ.FT.  
(45.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1450 SQ.FT. (134.7 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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