

Town & Country

Estate & Letting Agents

Green Meadows, New Broughton,
Wrexham

£319,950



A spacious and versatile three-bedroom home situated in the popular residential area of New Broughton, Wrexham. Offering generously proportioned accommodation throughout, the property features a bright and welcoming living room with an adjoining dining area, a modern kitchen/diner with skylights, and a converted garage providing an additional reception room or snug. To the first floor are three well-proportioned bedrooms, including a main bedroom with fitted wardrobes and a private en-suite shower room, together with a family bathroom. A convenient ground-floor WC adds further practicality to the accommodation. Externally, the property benefits from an attractive rear garden with a lawn, paved patio areas, a raised seating area and useful garden storage, together with access along both sides of the property.

An appealing home offering flexible living accommodation, ideal for buyers seeking generous internal space and a convenient location within easy reach of Wrexham city centre.

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DESCRIPTION

A well-presented three-bedroom home located in the popular residential area of New Broughton, Wrexham. The property offers spacious and versatile accommodation, including a generous lounge/diner, bright kitchen/diner, additional reception room or snug, three well-proportioned bedrooms, a main bedroom with en-suite, family bathroom and ground-floor WC.

Externally, the property benefits from a rear garden with a lawn, multiple patio areas, useful garden storage and access along both sides. Ideally positioned for local amenities, schools and transport links, this property offers an excellent opportunity for buyers seeking a spacious and flexible family home.

LOCATION

Situated in the established residential area of New Broughton, 11 Green Meadows enjoys a convenient location within easy reach of Wrexham city centre and a range of local amenities.

The surrounding area offers everyday conveniences, including local shops, primary schools and public transport connections. Nearby Moss Valley Country Park provides attractive woodland walks and recreational opportunities, ideal for those who enjoy spending time outdoors.

Wrexham city centre offers a wider selection of shops, supermarkets, restaurants, leisure facilities and railway connections. The property is also conveniently positioned for access to the A483, providing routes towards Chester, Oswestry and the surrounding areas, making this an appealing location for families and commuters alike.

ENTRANCE PORCH



LIVING ROOM

15.77 ft x 14.78 ft

A generously proportioned living room offering a comfortable and welcoming space for relaxation and entertaining.

The room features grey fitted carpeting and a large UPVC double-glazed window overlooking the front elevation, allowing natural light to fill the space, with a radiator positioned beneath.

An attractive archway creates an open connection to the adjoining

dining area, enhancing the sense of space and providing a natural flow between the two rooms.

An internal door to the left-hand side upon entering leads into the converted garage, which is currently utilised as an additional reception room or snug.

PLEASE NOTE THIS ROOM HAS BEEN AI ENHANCED

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DINING AREA

Accessed via the archway from the main living room, the dining area provides a dedicated space for family meals and entertaining.

Patio doors allow natural light into the room and provide access to the outside, while a radiator is positioned to the left-hand side.

DOWNSTAIRS W/C

6.12 ft x 3.43 ft

A convenient ground-floor WC fitted with a wall-mounted wash basin and vanity cupboard, offering useful storage.

The room also features built-in shelving, a small radiator and an opaque UPVC double-glazed window, providing natural light while maintaining privacy.



KITCHEN

17.08 ft x 12.69 ft

A bright and spacious kitchen/diner, offering a practical and inviting space for everyday cooking and dining.

The kitchen is fitted with a range of white high-gloss wall and base units, complemented by white worktops and a stylish bistro-style breakfast bar featuring subtle orange fleck detailing.

Light grey laminate flooring runs throughout, while a large UPVC double-glazed window overlooking the rear elevation and ceiling skylights allow an abundance of natural light into the room.

A rear door with an opaque glazed panel provides direct access to the garden, while a large radiator is positioned to the left-hand side upon entering.



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SECOND LIVING ROOM

The former garage has been converted to provide additional living accommodation and is currently utilised as a second reception room or snug.

This versatile space offers flexibility for a variety of uses, including a family room, home office, hobby room or additional sitting room, depending on individual requirements.

Access is provided directly from the main living room, creating a practical extension of the ground-floor accommodation.

PLEASE NOTE THIS ROOM HAS BEEN AI ENHANCED



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FIRST FLOOR LANDING

13.16 ft x 9 ft

A spacious first-floor landing providing access to all three bedrooms and the family bathroom. The generous layout creates a practical connection between the rooms on the first floor.



MAIN BATHROOM

6.23 ft x 8.78 ft

A well-presented family bathroom featuring a contemporary suite comprising a spacious bath with an overhead shower, a freestanding wash basin and a WC.

The bathroom benefits from attractive emerald-green wall tiling surrounding the bath and shower area, creating a distinctive feature within the room. Additional benefits include partial wall tiling, an opaque UPVC double-glazed window providing natural light and privacy, ventilation and a radiator positioned to the right-hand side.



MAIN BEDROOM

9.41 ft x 12.73 ft

A well-proportioned main bedroom featuring fitted wardrobes with sliding doors, providing ample storage space. A large UPVC double-glazed window overlooks the rear elevation, allowing plenty of natural light into the room, with a radiator conveniently positioned beneath.

The room is finished with light grey carpeting and benefits from direct access to a private en-suite shower room.



EN - SUITE

6.19 ft x 6.68 ft

A well-appointed en-suite shower room featuring full-height wall tiling and a contemporary suite comprising a walk-in shower, WC and wall-mounted wash basin with a vanity unit providing additional storage.

Further features include ceiling spotlights, an extractor fan, a radiator positioned to the right-hand side and an opaque UPVC double-glazed window overlooking the rear elevation, providing natural light and privacy.



BEDROOM TWO

12.76 ft x 8.36 ft

A further generously sized double bedroom featuring a large UPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath.

The room benefits from fitted wardrobes and shelving to the left-hand side, offering useful storage, and is finished with brown carpeting.



BEDROOM THREE

9.94 ft x 15.37 ft

A spacious and thoughtfully arranged bedroom offering a versatile layout, with fitted wardrobes featuring sliding doors upon entering.

The room benefits from a UPVC double-glazed window with a radiator beneath, while an attractive archway leads through to an additional section of the bedroom.

This adjoining area features a further UPVC double-glazed window overlooking the front elevation, with another radiator positioned beneath, creating a flexible space suitable for a variety of uses, including a dressing area, study space or seating area.

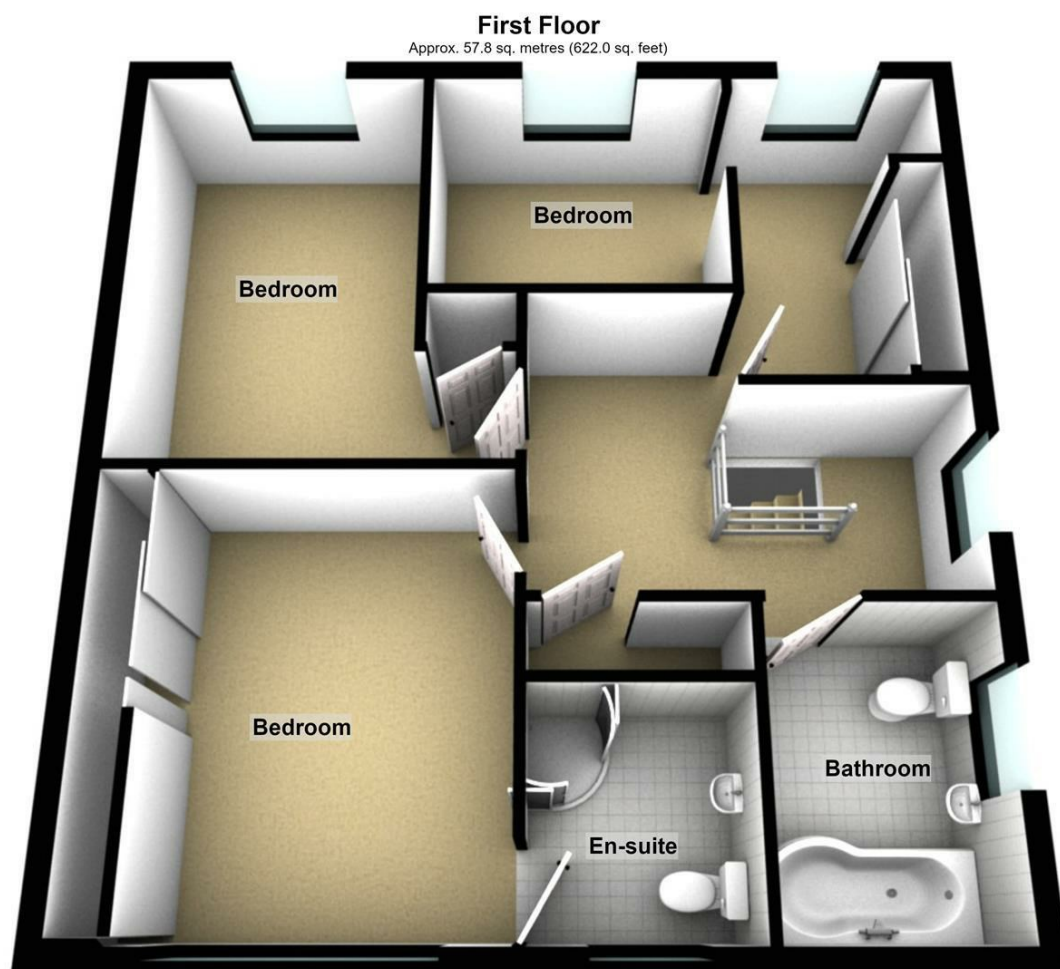


REAR GARDEN

The rear garden is accessible directly from the kitchen and offers a combination of paved seating areas and lawn, providing a practical outdoor space for relaxation and entertaining.

A paved patio area offers space for outdoor furniture, while the lawn provides a pleasant garden setting.

A further raised patio area creates an additional space for seating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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

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