





3 Maelor Close, Pentre Broughton

£290,000 Freehold

AN IMMACULATELY PRESENTED DETACHED FAMILY HOME • THREE DOUBLE BEDROOMS • EXTENDED IN THE PAST TO PRODUCE AND EXTRA SITTING ROOM AND LARGER KITCHEN • MODERN AND WELL APPOINTED KITCHEN • 4 PIECE BATHROOM SUITE • OFF ROAD PARKING AND SINGLE GARAGE • SEMI-RURAL VILLAGE LOCATION • MUST BE VIEWED TO BE APPRECIATED

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Entrance Hallway
With attractive wood effect tiled flooring, stairs off to the first floor, door off to the w.c, lounge and kitchen, door to a storage/utility room with plumbing for a washing machine, space for a dryer and wall mounted gas combination boiler.

Lounge
A spacious and beautifully presented room with a double glazed window to the front, carpeted flooring, double doors off to the sitting room.

Sitting Room
A superb room with mountain top scene feature wall, carpeted flooring, double glazed french doors off to the rear garden, door into the kitchen.

Kitchen
A modern and beautifully appointed kitchen fitted with a comprehensive range of attractive wall, drawer and base units, wood effect work surfaces with inset stainless steel sink and drainer, integrated dishwasher, fridge/freezer, further integrated freezer, built in electric oven and grill, 4 ring induction hob with extractor fan over, double glazed window, wood effect tiled flooring, door off to the side.

First Floor Landing
A part galleried landing with 2 feature double glazed windows to the front, carpeted flooring, access to the loft space with pull down ladder.

Bedroom One
An immaculately presented and spacious bedroom with a double glazed window to the rear, carpeted flooring, fully fitted wardrobes with sliding doors.

Bedroom Two
Again superbly presented with a double glazed window to the rear, carpeted flooring, fitted wardrobes with sliding doors.

Bedroom Three
Another double bedroom, well presented with a double glazed window to the front, carpeted flooring, fitted wardrobes with sliding doors.

Bathroom
pacious and fitted with a 4 piece suite, comprising of a low level w.c, pedestal wash hand basin, bath, separate fully tiled shower cubicle with thermostatic shower, fully tiled walls, double glazed window





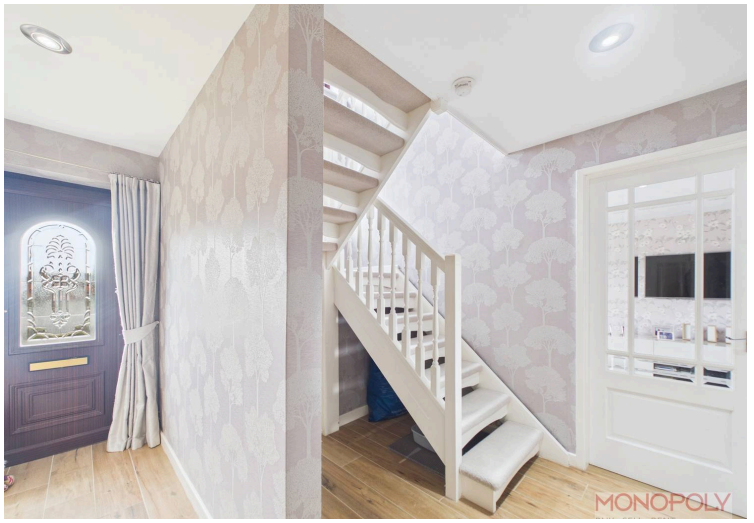
GARDEN

To the front of the property is a lawned garden bounded in part by a stone wall. To the side is a tarmac driveway allowing off road parking for 2 cars as well as another parking area in front of the single garage. To the side and rear is a private, predominantly lawned garden and an Indian stone paved patio.

DRIVEWAY

1 Parking Space

Off road parking for 2 cars


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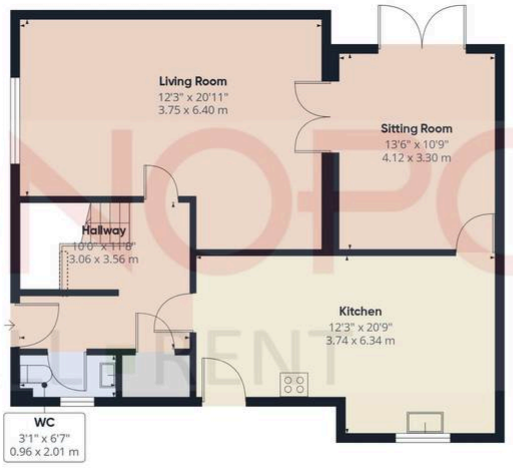












Ground Floor





Floor 1

Approximate total area(1)

1316 ft²

122.4 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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