



Groesfan, Wrexham LL14 2RP

£150,000

Situated in the popular residential village of Penycae, this well-presented three-bedroom mid-terrace family home offers spacious accommodation throughout. In brief, the property comprises an entrance hall, a generous open-plan living and dining area, a modern kitchen/breakfast room, three bedrooms, a family bathroom, and a separate WC, providing ample and versatile living space. Externally, the home benefits from a block-paved driveway offering off-road parking to the front, and a pleasant rear garden with a lawn, decking, and decorative stone seating area - perfect for outdoor relaxation. Groesfan is located in the heart of Penycae, a welcoming village offering a range of local amenities including shops, a primary school, public houses, and a community centre. The area is surrounded by beautiful countryside, with scenic walking routes and nature trails nearby. Excellent transport links provide easy access to Ruabon, Rhos, and Wrexham City Centre, as well as the A483 for commuting further afield to Chester, Oswestry, and beyond.

- THREE BEDROOM TERRACE FAMILY HOME
- SPACIOUS LIVING/DINING ROOM
- BATHROOM WITH SEPARATE WC
- GARDEN TO THE REAR WITH DECKING
- SURROUNDED BY SCENIC COUNTRYSIDE
- ENTRANCE HALL
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY TO THE FRONT
- SOUGHT AFTER RESIDENTIAL LOCATION



Entrance Hall

UPVC double glazed door leads into entrance hall with carpet flooring, recessed LED lighting, panelled radiator, stairs to first floor and door into lounge.

Living/Dining Room

Two uPVC double glazed windows to the front and rear elevation. Electric fire and surround. Two ceiling light points, two panelled radiators, wooden laminate flooring, space for living and dining furniture. Door into kitchen.

Kitchen/Breakfast Area

UPVC double glazed frosted door provides additional access to the home along with a uPVC double glazed window and external door to the rear. Housing a range of wall, drawer and base units with complimentary work surface over. Space for all appliances including a range cooker, American style fridge/freezer, washing machine and tumble dryer. Stainless steel sink unit with mixer tap over. Breakfast bar, tiled splash-back, panelled radiator, extractor fan, vinyl flooring and two ceiling light points.

Landing Area

Access to loft, recessed LED lighting, carpet flooring, doors to bedrooms, bathroom and WC.

Bedroom One

Two uPVC double glazed windows to the front elevation. Wooden laminate flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation. Cupboard housing boiler, wooden laminate flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the front elevation. Wooden laminate flooring, panelled radiator and ceiling light point.

Bathroom

Two piece suite comprising wash hand basin set on a vanity storage unit and panelled bath with shower over. Tiled walls, extractor, chrome heated towel rail, tiled floor, ceiling light point, two uPVC double glazed frosted windows to the rear elevation.

Separate WC

Low-level WC with tiled walls, tiled flooring, ceiling light point and uPVC double glazed frosted window to the rear.

Outside

To the front there is a block paved driveway with decorative stone area. There are two doors into the property. To the rear there is a pleasant garden area with decorative stone area, steps leading up to decked seating area, lawned garden and further decorative stone area with timber shed. To the boundaries there are fence panels adding security and privacy.

Additional Information

The owners have maintained and improved the property over the years. The combination boiler is approximately 6 years old and has been serviced recently. Some furniture items are negotiable within the sale.

Important Information

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.

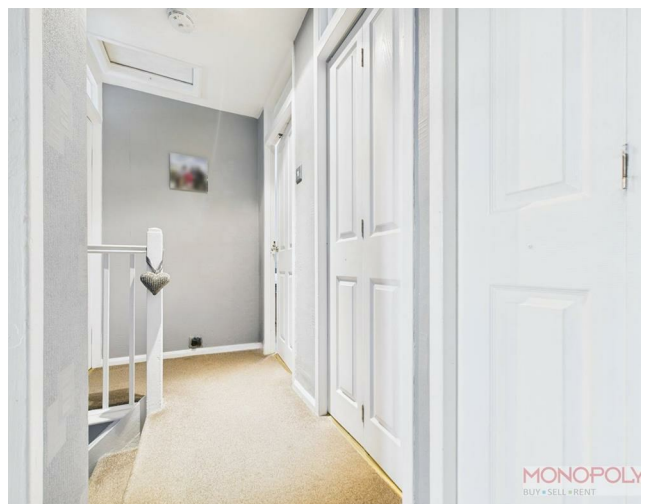
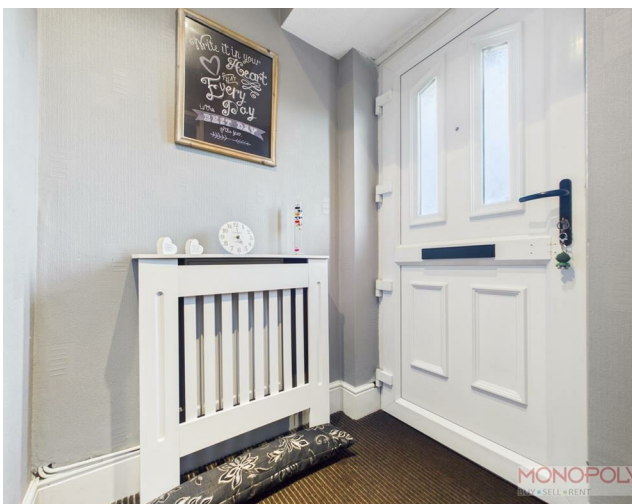
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification



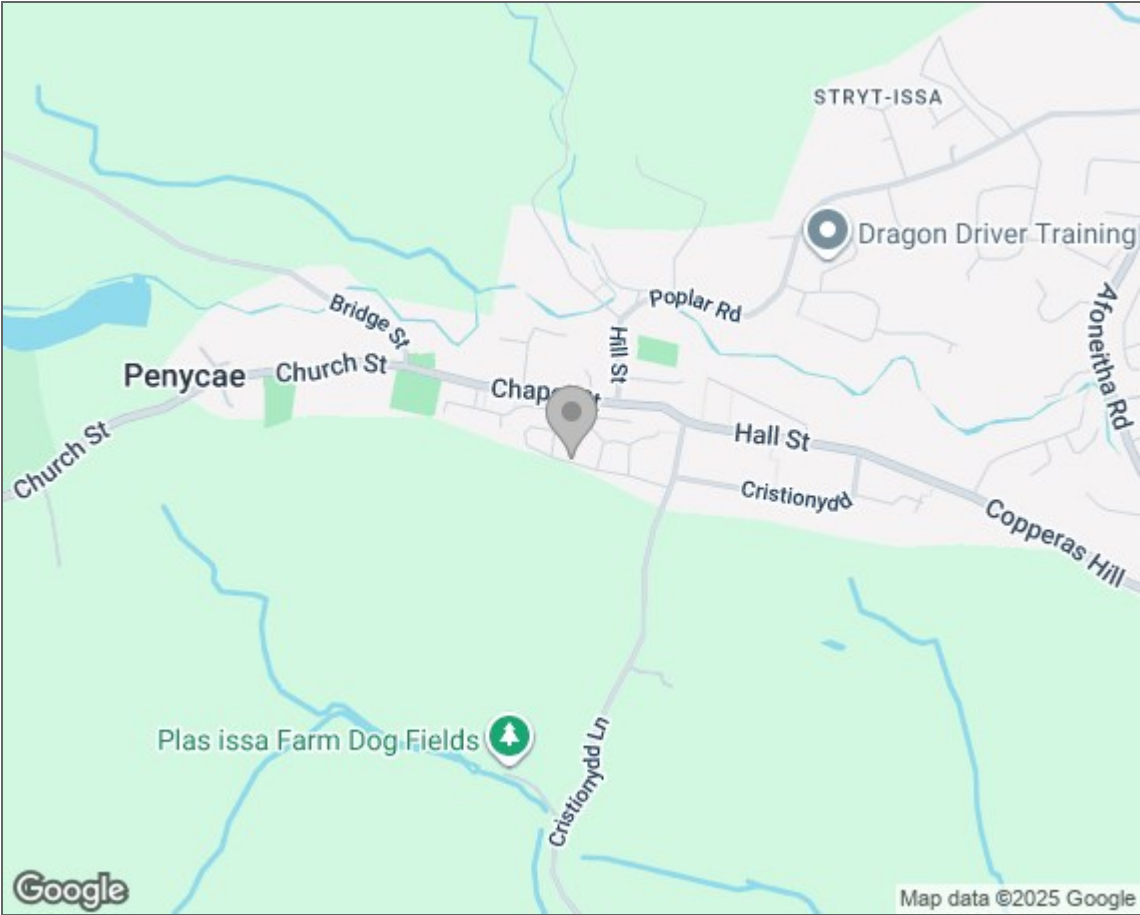
from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before 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 details must therefore be taken as a guide only.











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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