



3

Wrexham | | LL14 2PH

£180,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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# 3

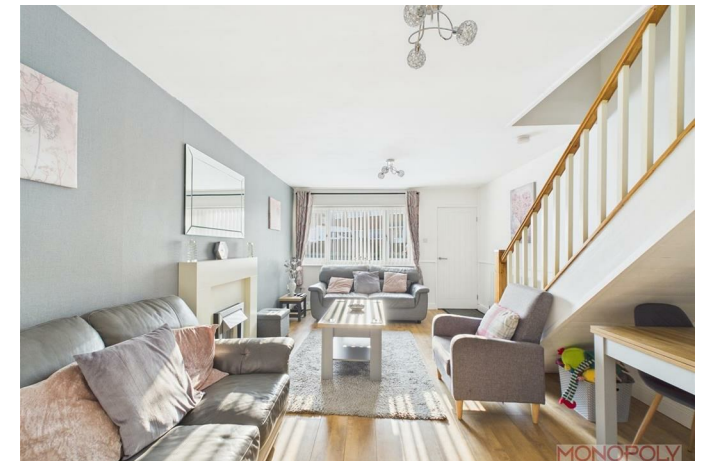
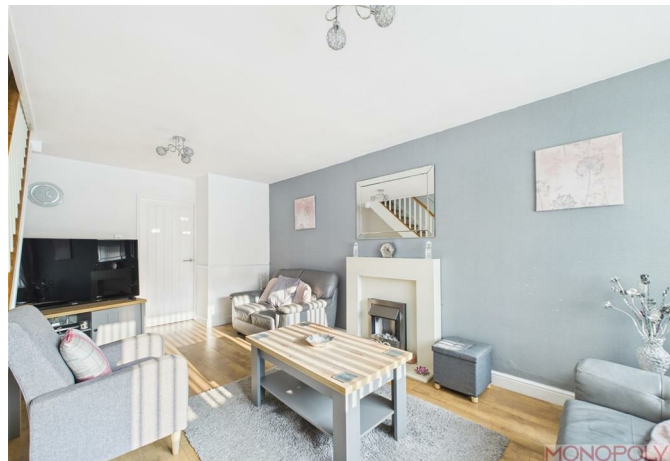
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"VIEWING IS HIGHLY RECOMMENDED"

We are Delighted to offer For Sale this STUNNING Two bedroom semi-detached house LOCATED in the popular village of Penycae, offering well presented living accommodation, The property benefits from having : Entrance Hallway, Lounge, Kitchen/Breakfast room, Two Double bedrooms, Family Bathroom, To the outside the property has a Patterned concrete driveway offering off road parking, Detached single garage, extensive and beautifully presented garden with sitting areas.

The village of Penycae has a number of local amenities close to hand as well as having excellent access to the A483 and major road networks beyond.

- TWO BEDROOM
- SEMI DETACHED PROPERTY
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- DETACHED GARAGE
- UPVC DOUBLE GLAZING
- VIEWING HIGHLY RECOMMENDED
- BEUATIFULLY PRESENTED KITCHEN



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a Composite double glazed and frosted door which leads into the entrance hall.

### ENTRANCE HALLWAY

With door giving access to the lounge.

### LOUNGE

19'5" x 12'0" (5.92m x 3.67m)

With UPVC Double glazed window to the front, radiator, laminate flooring, staircase rising off to the first floor accommodation, understairs alcove, Adam style fire surround with electric fire inset, door into the kitchen.

### KITCHEN/ BREAKFAST ROOM

12'1" x 7'10" (3.69m x 2.41m)

Beautifully presented kitchen comprising a good range of wall and base Hi Gloss cupboards, with complementary worktop surfaces, incorporating, stainless steel sink unit and drainer with mixer tap, Integral four ring electric hob/ oven/ grill with stainless steel canopy extractor hood above, built in washing machine, Alcove cupboard where the Boiler is situated, UPVC Double glazed door to the rear, UPVC Double glazed window to the rear, modern radiator.

### FIRST FLOOR LANDING AREA

With access to the loft space, radiator, doors leading off to the bedrooms and bathroom.

### BEDROOM ONE

12'1" x 9'0" (3.69m x 2.75m)

Good sized room with UPVC Double glazed window to the front with single panel radiator beneath, laminate flooring, built in wardrobes with mirrored sliding doors.

### BEDROOM TWO

11'11" x 8'0" (3.64m x 2.44m)

Another good size and comprising of a UPVC Double glazed window to the rear, built in wardrobe with concertina door, further built in wardrobes with drawer units beneath, laminate flooring.

### FAMILY BATHROOM

Modern bathroom suite comprising of P shaped panel enclosed bath with shower over and with rainforest shower head, wash-hand basin and low level w.c. set in a vanity unit, tiled floor, UPVC Double glazed and frosted window to the side, spotlights to the ceiling.

### OUTSIDE TO THE FRONT

Patterned concrete driveway to the front which offers off road parking for several vehicles and which extends down to the right hand side to a gated access to the rear garden.

### OUTSIDE TO THE REAR

Beautifully presented, Extensive and Enclosed rear garden, laid to lawn with decked sitting area, covered sitting area, panel enclosed fencing to the boundaries.

### 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

### MORTGAGES

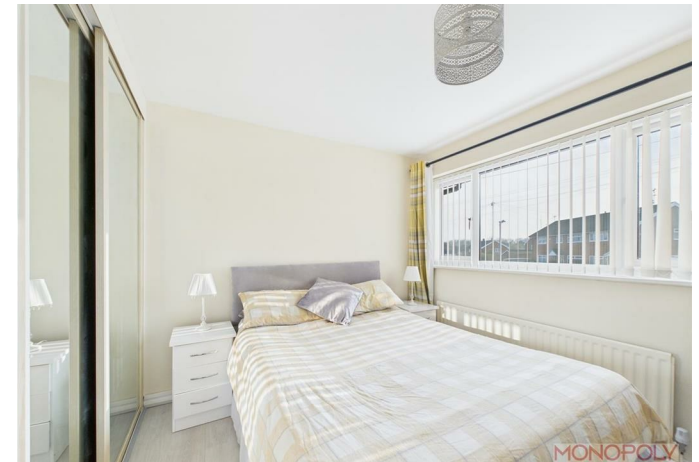
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

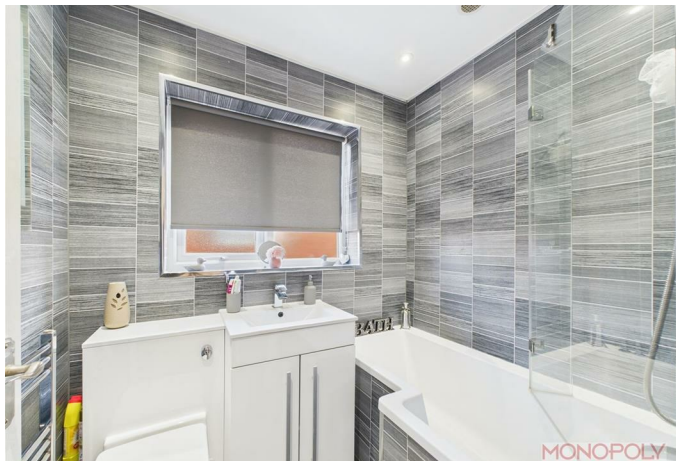
Your home maybe repossessed if you do not keep up repayments on your mortgage.

### ADDITIONAL INFORMATION

Please see Material information for buyers in Web Link.







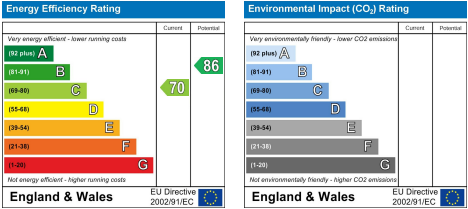


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