



81

Pen-Y-Cae | LL14 2PL

£230,000

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Situated in the popular village of Penycae, this four-bedroom semi-detached family home offers spacious and versatile accommodation with the added benefit of recent renovations, making it ideal for modern family living. The ground floor comprises an entrance porch leading into a generous open-plan living and dining area, complemented by an inner hallway with utility space, a downstairs W.C, and a newly fitted kitchen/breakfast room, creating a practical and sociable layout with excellent flexibility.

To the first floor, a spacious corridor-style landing with built-in storage leads to four well-proportioned bedrooms and a five-piece family bathroom.

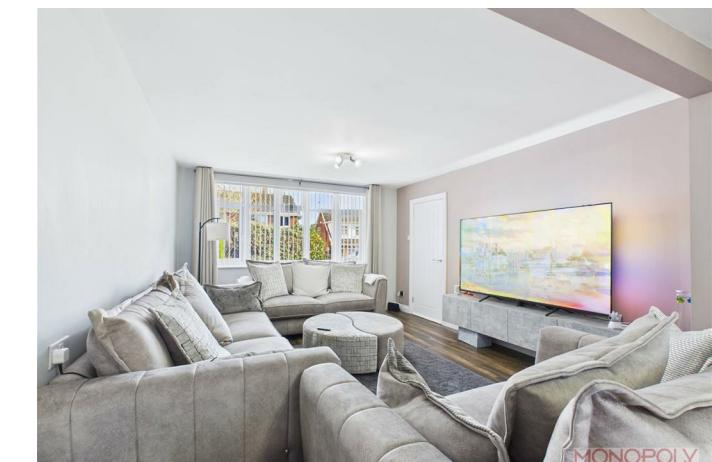
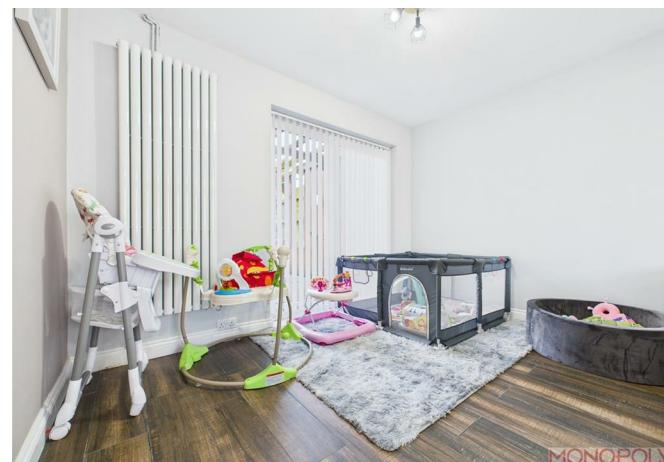
Externally, the property benefits from a garden to the front and a driveway providing off-road parking for two vehicles. The rear garden is thoughtfully arranged with a patio and decking area with pergola, a lawned garden, and a detached workshop with power, offering excellent space for hobbies, storage or home working.

Cae Gabriel is a well-regarded residential location within Penycae, offering convenient access to a range of local amenities including shops, schools and everyday services, all within easy reach. The area is also surrounded by attractive countryside, providing excellent walking routes and outdoor opportunities. Nearby villages offer further amenities, while Wrexham City Centre is just a short drive away. The property also benefits from strong transport links to Chester, Oswestry and beyond.

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- ENTRANCE PORCH AND INNER HALLWAY
- UTILITY AREA AND DOWNTIME W.C
- NEW KITCHEN/BREAKFAST AREA
- SPACIOUS LIVING/DINING AREA
- FIVE PIECE BATHROOM SUITE
- GENEROUS SIZED BEDROOMS
- DRIVEWAY AND WORKSHOP
- GARDENS TO THE FRONT AND REAR
- SOUGHT AFTER RESIDENTIAL LOCATION



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Entrance Porch

UPVC double glazed frosted door into entrance porch with stairs to first floor, window to front, carpet flooring, ceiling light point and door into living/dining area.

Open Plan Living/Dining Room

Spacious open plan room with uPVC double glazed window to the front with blinds and uPVC double glazed French doors to the rear decking. Wood effect tiled flooring, two ceiling light points, vertical modern radiator and door into Inner Hallway.

Inner Hall

Side uPVC double glazed door leading into entrance hall with tiled flooring, under stairs storage cupboard, ceiling light point, door into living dining room and opening into utility area.

Utility Area

UPVC double glazed window to the front. Space and plumbing for washing machine and tumble dryer. Tiled flooring, ceiling light point, panelled radiator, doors leading into kitchen/breakfast room and downstairs WC.

Kitchen/Breakfast Room

Modern kitchen/breakfast room housing range of newly fitted wall, drawer and base units with complimentary work surface over. Integrated appliances to include electric oven, electric hob and extractor hood over. Space and plumbing for dishwasher and space for American style fridge freezer. 1.5 composite sink unit with mixer tap over. Two ceiling light points, tiled flooring, panelled radiator, space for breakfast table, uPVC double glaze window to rear elevation and uPVC double glazed French doors to side garden area.

Downstairs WC

Two piece suite comprising low level WC and pedestal wash hand basin. Finished with tiled flooring, panelled radiator, ceiling light point and UPVC double glazed frosted window to side/rear elevation.

Landing Area

Spacious corridor style landing area with uPVC double glazed window to side elevation with blinds. Two storage cupboards one with shelving and ceiling light point. Three ceiling light points, access to loft, doors to four bedrooms and bathroom.

Bedroom One

UPVC double gazed window to the rear elevation with blinds, carpet flooring, panelled radiator and ceiling light point.

Bedroom Two

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

Bedroom Three

UPVC double glazed window to the rear elevation with blinds. Carpet flooring, ceiling light point, and panelled radiator.

Bedroom Four/Office

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

Family Bathroom

Spacious bathroom with five piece suite comprising low-level WC, bidet, pedestal wash hand basin, corner panelled bath with seat and mixer taps and an enclosed single shower cubicle with electric shower. Finished with vinyl flooring, half tiled walls, extractor fan, ceiling light point, panelled radiator





and uPVC double glazed frosted window to the front elevation.

Workshop

Detached workshop accessed by two wooden doors.

Outside

To the front double iron gates lead onto a concrete driveway with space for two vehicles. There is a lawned garden with established tree and hedging to the boundary. The driveway runs alongside the property. To the side a timber gate provides side access to the rear garden where there is a paved patio area, decking, power socket, tap, lawned garden, pond, plus a side terrace area and timber pergola. To the boundary there is hedging and fence panels for privacy and security.

Additional Information

The owners have completed some renovations including new plastering completed in all rooms apart from bathroom, new carpet flooring upstairs, replaced ceilings upstairs, seals replaced on windows, new kitchen, new internal doors, decoration, a couple of new radiators and some new sockets. The combination boiler has been serviced.

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.









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1315 ft²

122.4 m²

(1) Excluding balconies and terraces

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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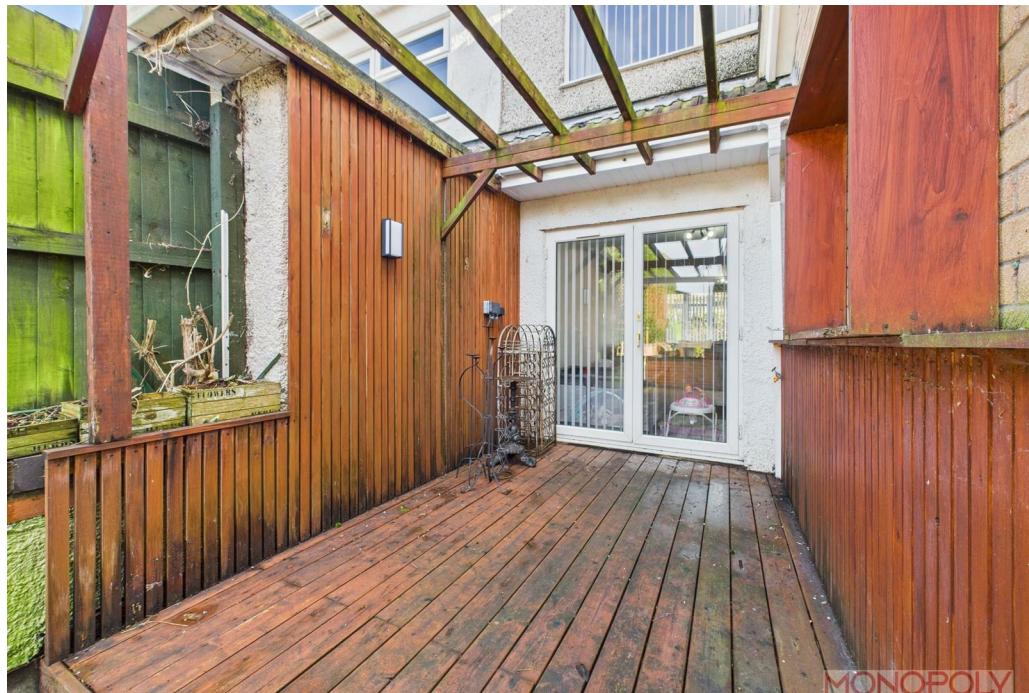
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Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	82	62

Environmental Impact (CO ₂) Rating		
	Current	Provision
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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