



265

Pen-Y-Cae || LL14 2NH

£950

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY

BUY ■ SELL ■ RENT

265

Pen-Y-Cae || LL14 2NH

A refurbished 2 bedroom semi-detached property located in the village of Pen-Y-Cae. This superb property has been renovated throughout to include a newly fitted kitchen, new bathroom, new floor coverings and re-decoration throughout. The property benefits from 2 good size bedrooms to the first floor, spacious lounge and extra reception room to the ground floor. The village of Pen y Cae offers numerous local amenities close to hand as well as having excellent road access to major road routes. In brief the property comprises of; hallway, lounge, kitchen and sitting room/study to the ground floor and 2 bedrooms and bathroom to the first floor.

- A refurbished 2 bedroom semi-detached property
- New kitchen and bathroom
- New floor coverings throughout
- Re-decoration throughout
- Rear Garden
- Off road parking



Hallway

With attractive herringbone wood effect flooring, stairs off to the first floor, double glazed window, door to an under stairs storage cupboard.

Lounge

Beautifully presented with an attractive herringbone wood effect flooring, timber panelled wall, wall mounted electric fire, 2 double glazed windows, oak doors.

Kitchen

Fitted with a full range of wall, drawer and base units, wood effect working surfaces with inset 1 1/4 stainless steel sink and drainer, built in electric oven and microwave, 4 ring gas hob with contemporary extractor fan over, space for a washing machine and fridge/freezer, part tiled walls, double glazed window, herringbone wood effect flooring, opening into the rear hall.

Rear Hall

With wood effect flooring, timber door off to the rear garden, door into the sitting room/study

Sitting room/Study

A versatile room which could be used for a number of things, with a double glazed window to the front, brand new carpet flooring.

First Floor Landing

With oak doors off to the bedrooms and bathroom, brand new carpet flooring, double glazed window to the side.

Bedroom 1

Well presented with a brand new carpet flooring, 2 double glazed windows, built in storage cupboard housing the gas boiler.

Bedroom 2

With brand new carpet flooring, double glazed window to the rear, door to an airing cupboard housing the hot water tank.

Bathroom

Fitted with a new bathroom suite comprising of a low level w.c, wash hand basin, bath with wall mounted shower over, tiled flooring, double glazed window.

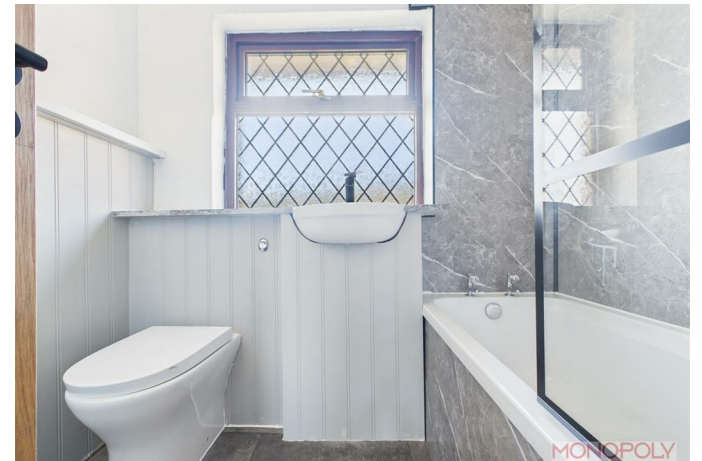
Rear Garden

To the rear is a predominantly lawned garden with central pathway and access to a side alley.

Front

To the front is a good size lawned garden with a concrete driveway to the side providing off road parking.

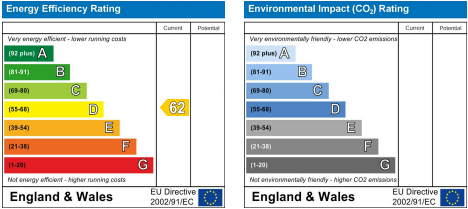








MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not 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.





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

MONOPOLY
BUY ■ SELL ■ RENT