

Town & Country

Estate & Letting Agents

Brookfield Close, Penley, Wrexham

£259,950



A well-presented three-bedroom detached home in a sought-after Penley cul-de-sac, featuring a south-facing garden with field views, modern kitchen/dining room, en-suite to the main bedroom, garage, and driveway parking.

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LOCATION

Brookfield Close is a quiet residential cul-de-sac located in the desirable village of Penley, near Wrexham. The area offers a peaceful rural setting with scenic countryside views, while still providing convenient access to local amenities, schools, and transport links to Wrexham, Whitchurch, and surrounding areas.



DESCRIPTION

Situated within a modern cul-de-sac in the highly sought-after rural village of Penley, this beautifully presented three-bedroom detached home occupies a generous plot with a south-facing rear garden enjoying open countryside views. The property benefits from oil-fired central heating, solar panels, uPVC double glazing and outdoor power supply at the front and rear of the property.. Internal accommodation includes an entrance hall, living room, contemporary kitchen/dining room, cloakroom WC, three bedrooms (with en-suite to the principal bedroom), and a modern family bathroom. Externally, the property offers ample off-road parking, a single garage, and a superbly landscaped rear garden with multiple seating areas.

ENTRANCE HALL

Accessed via an opaque composite double-glazed front door, the entrance hall features a radiator, staircase rising to the first floor, and a door leading into the living room.



LIVING ROOM

17'0" x 11'5"

A bright and spacious reception room with a bay window to the front elevation, radiator, and an under-stairs storage cupboard. A door leads through to the kitchen/dining room.



KITCHEN / DINING ROOM

14'6" x 12'3" max

Fitted with a modern range of grey woodgrain-effect wall, base and drawer units with stainless steel handles and complementary work surfaces. Includes a stainless steel single drainer sink with tiled splashback. Integrated appliances comprise a stainless steel oven, electric hob, and extractor hood. Space is provided for a fridge and freezer. Additional features include a radiator, recessed ceiling downlights, a rear-facing window, and uPVC double-glazed French doors opening onto the rear garden.



CLOAKROOM WC

(5'1" x 2'7")

Fitted with a dual flush low-level WC and wash hand basin with tiled splashback. Includes an extractor fan.

LANDING

With access to all three bedrooms and the family bathroom. Includes a radiator, loft access, and an airing cupboard.



BEDROOM ONE

(10'7" x 8'4")

With a window to the front elevation, radiator, built-in wardrobe, and access to the en-suite shower room.



EN-SUITE SHOWER ROOM

(8'0" x 4'6")

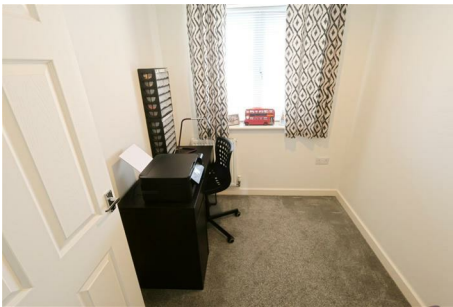
Fitted with a shower enclosure with thermostatic shower, dual flush WC, and pedestal wash hand basin. Partially tiled walls, chrome heated towel rail, extractor fan, recessed downlights, and an opaque window to the side elevation.



BEDROOM TWO

(9'6" x 7'9")

With a window to the rear elevation offering attractive rural views, radiator, and a fitted double wardrobe with sliding mirrored doors.



BEDROOM THREE

(7'6" x 6'1")

With a window to the front elevation and radiator.



BATHROOM

(5'9" x 6'0")

Appointed with a modern white suite comprising a panelled bath with mixer tap and thermostatic shower over, glass screen, dual flush WC, and pedestal wash hand basin. Partially tiled walls, chrome heated towel rail, extractor fan, recessed ceiling downlights, and an opaque rear-facing window.



REAR GARDEN

A standout feature of the property, the beautifully presented rear garden enjoys a sunny south-facing aspect with open views over fields. It comprises a well-maintained lawn, a variety of mature plants and shrubs, and multiple seating areas including a paved patio with lighting, water supply and power. There is also a decked patio area with a woodgrain-effect pergola and an additional concrete seating area positioned behind a timber shed.



GARAGE

(17'5" x 8'8")

Accessed via an up-and-over door to the front, the garage features a pitched roof for storage, power and lighting, plumbing for a washing machine, and a wall-mounted oil boiler. There is also rear pedestrian access via an opaque double-glazed door.



EXTERNALLY

Southern facing views over the fields to the rear

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Tenure - Freehold

Council Tax Band - E

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

