

Town & Country

Estate & Letting Agents

Ffordd Llanerch, Pen-Y-Cae, Wrexham

£139,950



Situated in the sought-after village of Pen-y-Cae, this spacious three-bedroom semi-detached home offers well-proportioned accommodation throughout and presents an excellent opportunity for first-time buyers, growing families, or investors alike. The property briefly comprises an entrance hall, a generous dual-aspect lounge with patio doors opening onto the rear garden, a spacious kitchen/diner ideal for family living and entertaining, and a practical utility room providing additional storage and workspace. To the first floor are three well-sized bedrooms and a family bathroom. Externally, the property benefits from gardens to both the front and rear, offering plenty of outdoor space with excellent potential for further landscaping or personalisation. Conveniently located close to local amenities, schools, and transport links, this home combines comfortable living with a desirable village setting.

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DESCRIPTION

A spacious three-bedroom semi-detached home situated in the popular village of Pen-y-Cae. Offering a generous lounge, kitchen/diner, utility room, three well-proportioned bedrooms, family bathroom, and front and rear gardens, this property presents an excellent opportunity for first-time buyers, families, or investors.

LOCATION

Situated in the popular village of Pen-y-Cae, this property enjoys a convenient location with a range of local amenities including shops, schools, and public transport links. The village offers excellent access to Wrexham city centre, the A483, and surrounding villages, making it an ideal choice for commuters and families alike, whilst also benefiting from nearby countryside walks and a welcoming community atmosphere.

ENTRANCE HALL

4.15' x 6.61'

Accessed via a UPVC double-glazed front door, the entrance hall provides access to the lounge and kitchen/diner, with stairs rising to the first-floor accommodation.



LIVING ROOM

10.39' x 15.86'

A spacious and welcoming dual-aspect living room featuring a UPVC double-glazed window to the front elevation and UPVC double-glazed patio doors opening onto the rear garden. The room benefits from a gas fire, creating a cosy focal point.



KITCHEN/DINING ROOM

13.12' x 12.81'

A generous kitchen/diner fitted with a range of light wood-effect wall and base units complemented by matching work surfaces. Features include a stainless steel sink with drainer positioned beneath a UPVC double-glazed window overlooking the rear garden, plumbing for a washing machine, space for a freestanding cooker, and a breakfast bar providing additional seating and preparation space. The dining area comfortably accommodates a family dining table and benefits from UPVC double-glazed windows to the front and

side elevations, with radiators beneath each window.



UTILITY ROOM

6.85' x 5.05'

Accessed from the kitchen, the utility room provides additional worktop and storage space, plumbing for a washing machine, space for a tumble dryer, a UPVC double-glazed window to the side elevation, and partially tiled walls for practicality.

FIRST FLOOR LANDING

Providing access to all three bedrooms and the family bathroom.



BEDROOM ONE

12.96' x 9.16'

A spacious double bedroom featuring a UPVC double-glazed window to the front elevation, fitted wardrobes and cupboards providing excellent storage, a built-in storage cupboard, ceiling fan, and radiator.



BEDROOM TWO

9.17' x 7.51'

A well-proportioned bedroom with a UPVC double-glazed window overlooking the front elevation.

hand basin, low-level WC, heated towel radiator, and two UPVC double-glazed windows allowing plenty of natural light.



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.

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.

Viewings (Wrexham)

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



BEDROOM THREE

6.85' x 10.03'

A comfortable bedroom with a UPVC double-glazed window overlooking the rear elevation and a radiator.



EXTERNALLY

Services (Wrexham)

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

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



BATHROOM

6.18' x 5.58'

Fitted with a panelled bath with an electric shower over, pedestal wash



AWAITING FLOORPLAN

COMING SOON

| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.