

Town & Country

Estate & Letting Agents

Cae Gabriel, Penycae

£150,000



A very well presented two bedroom semi detached property, set in the popular residential location of Penycae. The property, which has been kept to a high standard, comprises: a porch, lounge/diner and kitchen on the ground floor; with a landing, two bedrooms and bathroom on the first. Externally is a large garage, with driveway to front and gardens to front and rear. This property is an ideal first time buy and viewings are highly recommended! NO CHAIN!!

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Entrance

Door to front entrance porch. Further door into:

Lounge/Diner

19'5" x 12'0"

Feature staircase to first floor with understairs storage. Dining area with fire surround. Double glazed window to front. Radiator x2.

Kitchen

12'0" x 7'10"

Fitted with a range of oak effect wall, base and drawer units with chrome handles. Integrated ceramic hob with extractor hood over. Space for dishwasher and fridge freezer. Storage cupboard. Inset spotlights. Partly tiled walls. Tiled flooring. Double glazed window to rear. Door to rear.

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Landing

Good sized landing with loft access. Inset spotlights. Doors to:

Bedroom One

12'2" x 8'10"

Built-in cupboards. Double glazed window to front. Radiator.

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Bedroom Two

12'2" x 7'9"

Built in cupboard. Double glazed window to rear. Radiator.

Bathroom

Low level W/C. Wash hand basin. Panel enclosed bath with electric shower and screen. Inset spotlights. Tiled walls and flooring. Double glazed window to side. Radiator.

Garage

Good sized garage benefitting from power and plumbing.

Outside

Block paved driveway providing ample off road parking to front. Good sized rear enclosed garden with patio area. Mainly laid to lawn.

Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

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

Mortgage Advice

Town and Country Property Services 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.

Hours of Business

Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

Additional Information

We would like to point out that all

measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.

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.

