

Town & Country

Estate & Letting Agents

Ffordd Llanerch, Wrexham

£110,000



Welcome to this charming two bedroom house situated on Ffordd Llanerch in the picturesque village of Pen-Y-Cae, Wrexham. This delightful home offers a comfortable and inviting living space within a tranquil setting. Upon entering, you'll be greeted by a cosy living room adorned with warm, neutral tones and large windows that allow ample natural light to filter in. The open-concept layout seamlessly connects the living room to the dining area, providing a perfect space for entertaining friends and family. The well-appointed kitchen is equipped with modern appliances, ample storage cabinets, and offering both functionality and style. The house features two spacious bedrooms and large wet room with a wall mounted electric shower. The property also includes a private garden ideal for enjoying outdoor activities, or simply relaxing.

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Location

Pen-Y-Cae is a small village situated in the county borough of Wrexham, which is in the north-eastern part of Wales. The village is known for its picturesque countryside surroundings and offers a peaceful and rural living environment. Wrexham is a historic market town and the largest town in North Wales. It offers a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and recreational facilities. Overall Ffordd Llanerch, offers a residential setting within a quaint village in the beautiful countryside of North Wales. It provides residents with a peaceful and rural lifestyle while still being within a reasonable distance from the amenities and attractions of Wrexham town.



Entrance Hall

11' 6" x 5' 6"

The property is entered through a UPVC double glazed front door which opens to an entrance hall with a radiator, stairs rising to the first floor accommodation and a storage cupboard below. Also with doors of opening to the kitchen and living room/dining room.



Living/Dining Room

19' 1" x 11' 1"

A double aspect room with windows to both front and rear elevations, two radiators, a serving hatch from the kitchen and a central gas fire with feature surround.



Kitchen

11' 4" x 7' 1"

The kitchen is installed with a range of shaker style, wall base and drawer units complimented by stainless steel handles. Ample worksurface space house a stainless steel single drainer sink unit with a tiled splashback. There is space for a cooker with an extractor hood above, space under the stairs for a tall fridge freezer. Also with two windows to the rear elevation and a UPVC double glazed back door opening to the rear garden.

First Floor Landing

Having access to the loft space and doors opening to the wet room and to both double bedrooms.



Wet Room

5' 8" x 5' 9"

With a wall mounted electric shower, a dual flush, low-level WC, pedestal wash hand basin, a radiator, and fully tiled walls.



Bedroom One

13' 8" x 9

Having a window facing the front elevation, a radiator and a built in cupboard with shelves and housing the gas Worcester combination boiler.



Bedroom Two

11'1" x 9'6"

With a window facing the rear elevation and a built in corner cupboard.



Externally

To the front of the property is a garden with a hedge border and a canopy over the front door. The rear garden is not overlooked directly from the rear having woodland behind. It is predominantly paved and gravelled with a raised, shrubbed planter and two brick outbuildings with power and light.

Outbuilding One

7'1" x 6'6"

Outbuilding Two

3'2" x 3'8"

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham 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 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.

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.

