

Town & Country

Estate & Letting Agents

Copperas Hill, Pen-Y-Cae, Wrexham

£179,950



Situated in the popular village of Pen y cae positioned to the south of Wrexham, offering easy access to local motorway networks, a host of amenities this detached bungalow in need of a degree of modernisation and refurbishment, benefits from air, source, heating, is predominantly double glazed, and has accommodation that comprises an entrance hall, a living room, sitting room/dining room, kitchen, two double bedrooms, and a shower room. Externally, the front garden is predominantly gravelled and shrubbed with a driveway leading alongside the property to the rear garden and detached single garage. The rear garden is low maintenance paved. This property is available with a benefits of no onward chain.

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DESCRIPTION

A two bedroom detached bungalow situated in the popular village of Pen y cae positioned to the south of Wrexham. This property is in need of a degree of modernisation and refurbishment, benefits from air, source, heating, is predominantly double glazed. As well as benefitting from a host of local amenities the property is also available with no onward chain.

LOCATION

en-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

The property is entered through a leaded double glazed UPVC front door, which opens to an entrance hall with a radiator, access to the loft space, airing cupboard, and doors off, opening to the living room, dining/sitting room, the shower room and to both bedrooms.

LIVING ROOM

14'1"×11'6"

With timber flooring, radiator, a feature, tile fireplace, and new PVC double glaze French doors opening to the front garden.



DINING ROOM/SITTING ROOM

11'6"×12'5"

With a radiator, recessed downlights to set within the ceiling and a window and glazed door opening to the kitchen



KITCHEN

11'4"×7'8"

The kitchen is fitted with oak style, base units, and work services, housing, a one and a half bowl, resin sink unit with mixer tap. The flooring is ceramic tile. The walls partially tiled and a UPVC double glaze door opens to the rear garden.



SHOWER ROOM

Installed with a white sweet, comprising an oversized shower enclosure with electric shower, and a vanity unit housing, a low-level WC and wash and

basin. There is a radiator, ceramic tile flooring, the walls are fully tiled and an opaque window faces the side elevation..



BEDROOM ONE

11'8"×9'6"

Fitted with wardrobes and luggage cupboards, the windows to the rear elevation and radiator.



BEDROOM TWO

11'2"×10'5"

Window to the front elevation, radiator.

Additional Information (Wrexham)

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.

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

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.

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.

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.

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	