



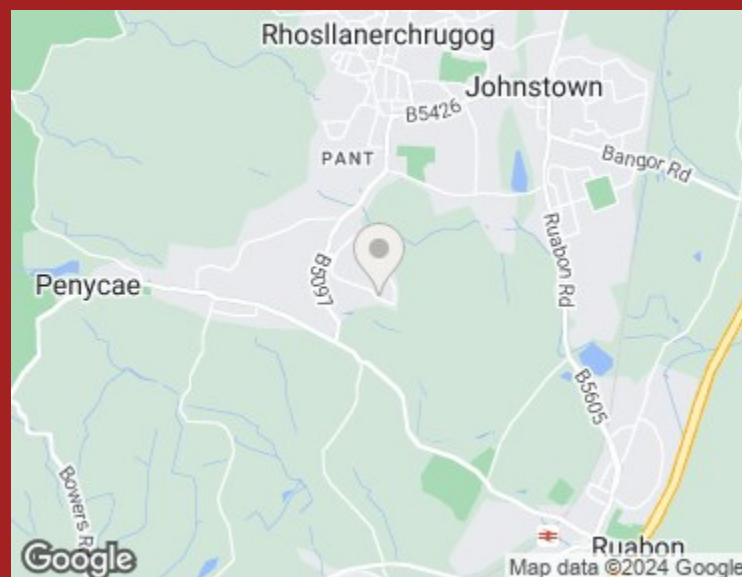
Ffordd Llanerch, Pen-Y-Cae, LL14 2NF

Located within this popular village, situated to the south west of Wrexham, this well presented two bedroom. Home enjoys the benefit of UPVC double glazing and gas, central heating and has internal accommodation, which, in brief comprises an entrance hall, living/dining room, kitchen, a generous sized conservatory with a workshop off on the first floor landing which has access to two double bedrooms and a bathroom. Externally to the front of the property is a London shrub garden with side access leading to a rear garden which is predominantly laid to lawn with a paved patio area and enjoys a sunny suddenly facing aspect.

Town & Country
Estate & Letting Agents

£115,000

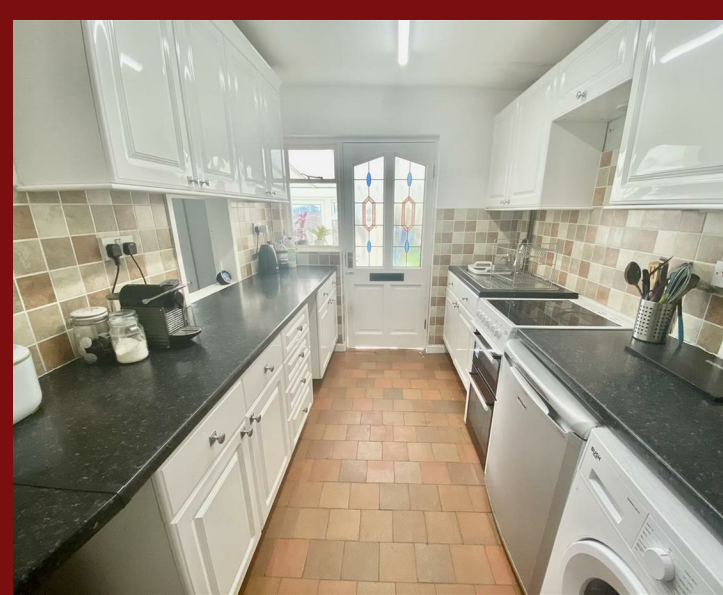
From our Wrexham office, Head north-east on King Street towards Lord Street, Turn left onto Trinity Street, Turn left onto Rhosddu Road, At the roundabout, continue straight to stay on Rhosddu Road, At the roundabout, continue straight onto Rhosddu Road/B5425, Destination will be on the right



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.

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Nestled on the slopes of Ruabon Mountain, Pen-Y-Cae is characterised by its traditional stone architecture. The village offers a wide range of amenities including a village primary school and a selection of shops. It also boasts a fabulous location for those who enjoy outdoor pursuits. Its close proximity to Wrexham and ease of access to all major road links makes it a great choice for those looking to commute.



Externally to front

The property is approached via shared steps descending to the property which has a lawn and shrubs front garden and side access leading to the rear garden.

Entrance Hall

11'7" x 5'7"

The property is entered through a UPVC double glazed front door, which opens to timber laminate flooring, radiator, doors opening to the living/dining room and kitchen and stairs off, rising to the first floor accommodation.

Living/Dining Room

19'1" x 11'1"

With a continuation of the timber laminate flooring from the entrance hall, the living/dining room, both windows to both front and rear elevations, two radiators and a serving hatch from the kitchen.

Kitchen

10'38" x 7'11"

The kitchen is fitted with a range of white wall base and drawer units. Worksurface space houses a stainless steel, single drainer sink unit with tiled splashbacks. There is space and plumbing for a washing machine along with space for a cooker, fridge and freezer. A glazed and timber panelled door opens to the conservatory.

Conservatory

14'9" x 9'8"

Are UPVC double glazed frame incorporating French doors opening to the rear garden and having timber laminate flooring and radiator along with a built-in walk-in store cupboard and access to a brick workshop with power and light measuring 6'8" x 6'8".

First Floor Landing

With doors of opening to both double bedrooms, the bathroom and access to the loft.

Bedroom One

13'10" x 8'8"

With timber laminate flooring, the window facing the front elevation, radiator and a built-in wardrobe.

Bedroom Two

9'10" x 10'2"

Having timber laminate flooring, window to the rear elevation, radiator and a built-in cupboard which houses the gas combination boiler.

Bathroom

5'8" x 6'1"

Installed with a white suite, comprising a panel bath with electric shower above, a low-level WC and pedestal wash handbasin, radiator, fully tiled walls, painted window facing the rear elevation.

Outside

Enjoying a sunny southerly facing aspect. The rear garden is predominantly laid to lawn with a paved patio area, external light, and enclosed by timber fencing. The property is not overlooked from the rear.

- TWO BEDROOM END TERRACE
- OPEN PLAN LIVING/ DINING ROOM
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- PRIVATE SOUTH FACING GARDEN
- WELL PRESENTED THROUGHOUT

