

Town & Country

Estate & Letting Agents

Coed Y Nant., Pen-Y-Cae, Wrexham

£185,000



Located in this popular village with easy access to Wrexham, Llangollen and Oswestry along with local motorway networks, as well as a host of day-to-day facilities. This detached three bedroom home in need of modernisation benefits from being predominantly UPVC double glazed with gas central heating and comprises an entrance hall, living room, dining room with conservatory off, kitchen and the first floor landing offering access to the family bathroom and all three bedrooms. Externally front and rear gardens with woodland beyond the rear boundary, a driveway running alongside the property to a detached garage.

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Externally Front

To the front of the property is a lawn garden with shrubs and hedge borders, a driveway runs alongside the property through timber gates and toward the detached garage, outside lights are positioned above the front and side access doors.

Entrance Hall

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



Living Room

11'10 x 13'3

Having timber flooring, a bay window facing the front elevation with a radiator below and an arch throughway to the dining room.



Dining Room

8'10 x 8'2

With a continuation of the timber flooring having a radiator, a glazed door to the kitchen and a patio door opening to the conservatory.

Conservatory

7'4 x 8'6

Constructed of a low brick wall with UPVC double glazed frame and French doors opening to the garden.



Kitchen

9'2 x 7'9

Fitted with wall and base units, work surfaces housing a stainless steel single drainer sink unit, space, and plumbing for a washing machine space for a cooker with an extractor hood above, a wall mounted gas combination boiler with a window facing the rear elevation, radiator, under stairs storage cupboard and UPVC double door opening to the side elevation.

First Floor Landing

With a window to the side elevation (double glazed timber frame), access to the loft and doors opening to all three bedrooms and bathroom.



Bedroom One

12'5 x 7'6

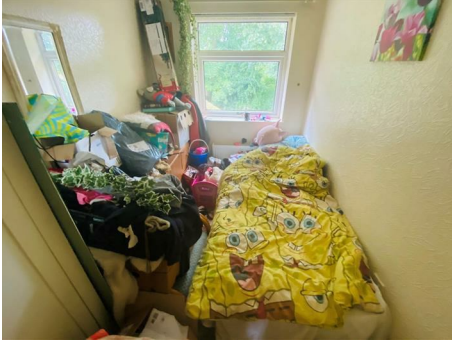
Having timber laminate flooring, a window to the front elevation with a radiator below and fitted with a range of mirror fronted wardrobes along one wall.



Bedroom Two

9'7 x 9'4

Window to rear elevation with a radiator below.



panels with woodland to the rear. There is also an external water supply.

Garage

A detached garage with a pitch roof, up and over garage door and a timber glazed window to the side.

Bedroom Three

9'4 x 6'1

Also with the window to the rear elevation with the radiator below.



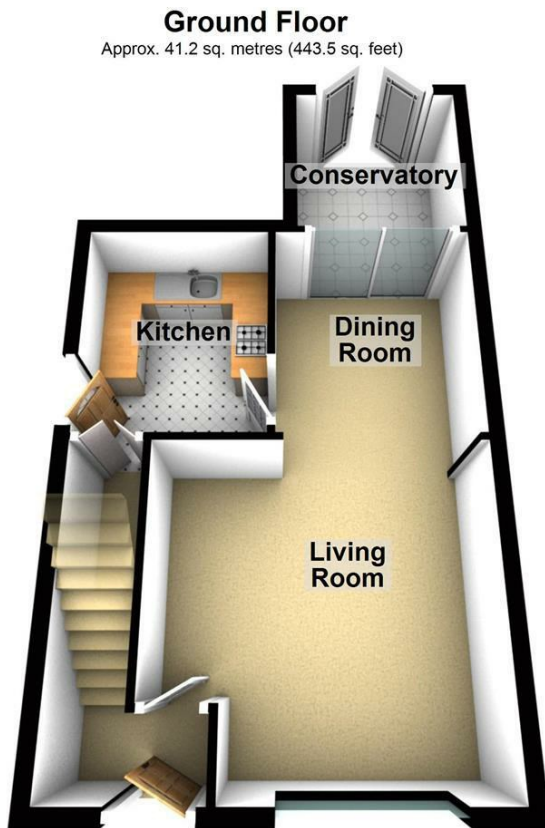
Bathroom

Installed with a panel bath with a mixer tap and shower extension, a low level WC, pedestal wash hand basin, radiator, partially tiled walls, opaque window to the front elevation and a built-in cupboard.



Rear Garden

With gated side access to a paved patio area lawn garden enclosed by low fence



Total area: approx. 77.2 sq. metres (830.8 sq. feet)

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
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	