

# Town & Country

Estate & Letting Agents

Afoneitha Road, Pen-Y-Cae, Wrexham

£140,000



Situated in a popular area of Pen-Y-Cae with a rural aspect to the front, this two bedroom semi detached bungalow with UPVC double glazing and gas central heating comprises an entrance porch with a glazed door off opening to the living room with its open fire and doors off opening to the kitchen/diner and the inner hallway having a double glazed skylight and doors off opening to the bathroom and to 2 double bedrooms. Externally to the front of the property is ample off-road parking whilst to the rear is a small paved maintenance courtyard garden

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## Externally Front

The property is approached over a golden gravel driveway offering ample parking, with a paved access pavement running alongside to the UPVC double glazed front door with curtsey light and timber gated access to the rear garden

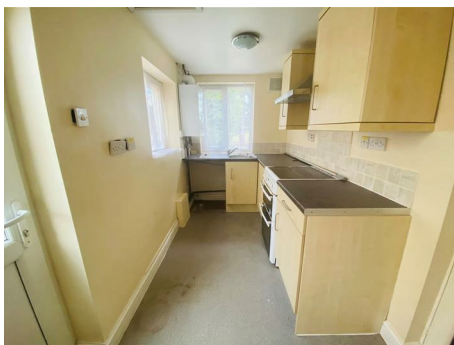
## Entrance Hall

UPVC double glazed front door opening into the vestibule, window overlooking the front elevation, radiator and room for cloaks and internal glazed door opening into the living room.



## Living Room

With a UPVC double glazed window overlooking the front elevation, open fire with feature stone surround, built in cupboard housing the hot water tank, radiator and a step up into internal hallway



## Kitchen

A double aspect room fitted with a range of pine effect wall, base and drawer units complimented with stainless steel

handles, laminate worktop houses a single stainless steel sink and drainer unit with mixer tap, tiled splash back, with space for a freestanding oven and hob with stainless steel extractor fan above, space and plumbing for a washing machine. Wall mounted gas boiler, radiator and two UPVC double glazed windows overlooking the front and side elevations.



## Bathroom

Fitted with a modern three piece suite comprising a panelled bath with electric shower over, pedestal wash-hand basin, low-level WC, partially tiled walls, two opaque UPVC windows, a chrome heated towel rail. Set within the ceiling are recessed down lights and an extractor fan.



## Bedroom One

With a UPVC double glazed window overlooking the rear elevation with radiator below and access to the loft space via a drop down ladder.



## Bedroom Two

With a UPVC double glazed window overlooking the front elevation with radiator below and built in cupboard.



## Rear Garden

A low maintenance enclosed rear courtyard area laid with paving slabs.

## Services

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

## Viewings

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 a member of our team who will assist you further.

## 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.

#### **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.

