

# Town & Country

Estate & Letting Agents

Bronallt, Pen-Y-Cae

£144,950



Situated on a generous sized plot within a cul-de-sac in the popular village of Pen y Cae, this three bedroom semi detached property is available for purchase with the benefit of no onward chain. With both gas central heating and UPVC double glazing and internal accommodation comprising an entrance hall, living room, a through kitchen diner and first floor landing with three bedrooms and bathroom off. Externally to the front of the property is concrete off parking with gated side access to a generous sized rear garden with brick outbuilding and enclosed timber fence.

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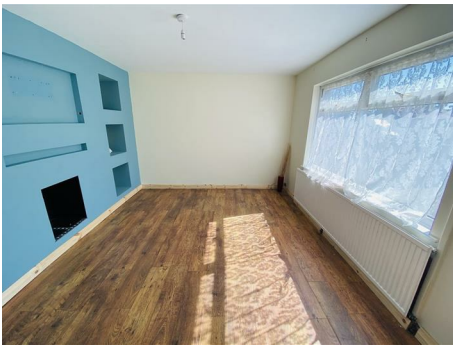
TEL: 01978 291345

## Externally Front

With concrete off-road parking to the front and gated side access leading to the rear garden.

## Entrance Hall

The property is entered through a lead double glazed UPVC front door opening to timber flooring, radiator, window to the side elevation and stairs off rising to the first floor accommodation



## Living Room

12'2 x 10'

With a window facing the front elevation and a radiator below, a media wall, and timber laminate flooring.



## Kitchen/ Dining Room

18'5 x 9'1

Fitted with a range of dual coloured wall and base units complimented by stainless steel handles. The worksurface space houses a stainless steel single drainer sink unit with mixer tap and tiled splashback, space and plumbing for a washing machine, space for a

cooker with an extractor hood above, radiator, two windows facing the rear elevation, wall mounted gas combination boiler, under stairs storage cupboard, with a window to the side and the UPVC double glazed back door off .



## Bedroom Two

11' x 9'2

Window to the rear elevation and a radiator.

## First Floor Landing

With a deep built in cupboard, a window to the side elevation, access to the loft and doors off to the bathroom and all three bedrooms.



## Bedroom Three

7'6 x 8'4

Window to the front elevation with radiator below

## Bedroom One

12' x 9'10

Windows to front elevation with radiator below and timber laminate flooring,



## Bathroom

Installed with the white panel bath with electric shower and screen above, a dual flush low level WC, pedestal wash hand basin, chrome heated towel rail, opaque windows to side and rear

elevations, tiled walls and ceramic tiled floor.



## Rear & Side Garden

A generous sized fan shaped plot enjoying a sunny orientation with a paved patio area and a brick outbuilding all enclosed by timber fencing.



## 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.

