

# Town & Country

Estate & Letting Agents

Cae Gabriel, Pen-Y-Cae

£140,000



Located on a popular development within the village of Pen y Cae, this three bedroom semidetached property in need of modernisation comprises an entrance hall, living room, kitchen/dining room, and the first floor landing with three bedrooms and a bathroom suite off. Externally to the front of the property is a lawned garden with a driveway running along the side elevation of the property to double timber gates and access to the rear garden which itself is enclosed and predominantly lawned with tarmac patio area. Available with no on ward chain

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## Externally Front

Property is approached over a concrete driveway with good sized lawned garden running alongside

## Entrance Hall

The property is entered through a UPVC double glazed front door which opens to an entrance hall with the radiator and stairs off rising to the first floor accommodation.



## Living Room

13'9 x 13'6 max

With a window facing the front elevation and a radiator, and arched throughway leads to the kitchen/dining room.



## Kitchen / Dining Room

16'4 x 8'7

Fitted with light wood grain effect wall, base and drawer units complimented by stainless steel handles. Ample worksurface space housing of stainless-steel single drainer sink unit with mixer tap and tile splash backs. A window

facing the rear elevation, a UPVC double glazed door opens to the side elevation and the patio door opens to the rear garden.



## First Floor Landing

With a window facing the side elevation, access to the loft and doors opening to three bedrooms and a bathroom.



## Bedroom One

11'4 x 9'5

Windows to the front elevation and radiator below.



## Bedroom Two

9'5 x 9'9

Having a built in cupboard, window to the rear elevation and radiator below.



## Bedroom Three

7'7 x 6'4 max

With a windows to the front elevation and radiator below.



## Bathroom

6' x 6'2

Installed with a panel bath with thermostatic shower above, dual flush low level WC and pedestal wash hand basin, radiator and partially tiled walls.



### Rear Garden

With double timber side access opening to a rear garden with outside water supply, tarmac patio area and predominately laid to lawn all enclosed by a series of timber fence panels and brick wall.

### Addendum

The following applicants will be favoured: A first-time buyer who has: - A local connection of 5 years within the community of Wrexham or neighbouring community. Local connection being: - A person(s) who is living within the community of Wrexham or neighbouring community, for a continuous period of 5 years immediately preceding the date upon which the sale completes OR - a person(s) is working within the community of Wrexham or neighbouring community, for a continuous period of 5 years immediately preceding the date upon which the sale completes OR - has a close family connection, who within the community of Wrexham or neighbouring community, for a continuous period of 5 years immediately preceding the date upon which the sale completes OR A first-time buyer who has - previously lived within the community of Wrexham or neighbouring community for at least 5 years, and would like to return to live in the area The above eligibility will be assessed upon an offer being made

### Services

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

Tenure - Freehold

Council Tax Band - C

### 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.

