

Town & Country

Estate & Letting Agents

Cae Gabriel, Pen-Y-Cae, Wrexham

£145,000



Situated within this popular village located to the south of Wrexham offering easy access to a wealth of amenities and local motorway networks. This two bedroom semi-detached home in need of a degree of modernisation benefits from double glazing, gas central heating and comprises an entrance porch, a living/dining room, a kitchen and first floor landing offering access to two double bedrooms and a bathroom. Externally, the property sits on a generous size plot with predominantly lawn garden to the front and a driveway running alongside the property providing off-road parking and leading to the large rear garden.

**** No Onward Chain ****

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



Externally front

To the front of the property is a lawned garden with a driveway running along the side of the property providing off-road parking.

Porch

The property is entered through an opaque UPVC double glazed door with a glazed internal door opening to the living/dining room.



Living dining room

21'5 x 11'7

With timber laminate flooring, two radiators, an open staircase rising to the first floor accommodation, a window facing the front elevation and a glazed door to the kitchen.



Kitchen

11'7 x 8

Having a built-in shelved corner cupboard housing the electric metre, the kitchen is fitted with light wood grain effect wall, base and drawer units with ornamental handles and work surfaces housing a stainless steel one and a half bowl sink unit with mixer tap and tile splashback. Integrated appliances include a double oven, hob and extractor hood and there is space and plumbing for a washing machine. The walls are partially tiled with a radiator and a quarry tile floor with a window to the rear elevation along with an opaque UPVC double glazed back door off.

First floor landing

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



Bedroom one

11'7 x 8'7

Having a built-in double wardrobe along with a window facing the front elevation with the radiator below.



Bedroom two

11'7 x 7'7

With an airing cupboard, window to the rear elevation and radiator.



Bathroom

6'4 x 5'2

The bathroom is installed with a white three-piece suite comprising a panel bath with the electric shower above, a low-level WC and pedestal wash hand basin, the walls are partly tiled with a radiator and an opaque window facing the rear elevation.



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.

Garden

A generous sized rear garden with a concrete patio area and predominantly laid lawn with an outside shed.

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

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.

