

# Town & Country

Estate & Letting Agents

Bridge Street, Pant, Penycae

£225,000



This detached bungalow, located in a sought-after village south of Wrexham, offers convenient access to the city, motorways, and local amenities. With gas central heating and UPVC double glazing, the home includes an entrance hall, L-shaped kitchen/diner, living room, two bedrooms, bathroom, and a spacious converted loft. Outside, there's off-road parking via double timber gates, a detached garage, a lawned front garden with shrubs, and a rear garden with lawn, gravel play area, and private decked seating.

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## DESCRIPTION

This detached bungalow, situated in a popular village to the south of Wrexham, offers easy access to the city centre and local motorway networks, along with a range of everyday amenities and facilities. Benefiting from gas central heating and UPVC double glazing, the accommodation comprises an entrance hall, an L-shaped kitchen/dining room, a living room, two bedrooms, a bathroom, and a spacious converted loft. Externally, the property enjoys right of way access leading to double timber gates opening to off-road parking and a detached garage. The front garden features lawns and shrubs, while the rear garden is thoughtfully divided into a lawned section, a gravel play area, and a private decked seating area.



## LOCATION

Pen-y-Cae is a charming village in Wrexham, offering a peaceful semi-rural setting with a strong sense of community. Surrounded by beautiful countryside, it provides easy access to Wrexham town centre, local schools, shops, and transport links, making it an ideal location for families and commuters alike.

## ENTRANCE HALL

Entered through an opaque UPVC double-glazed door, the entrance hall features wood grain-effect laminate flooring, a radiator, and internal doors leading to the kitchen/dining room, living room, both bedrooms, and the bathroom.

## LIVING ROOM

14'8" x 11'5"

With a bay window facing the front elevation, this room includes a radiator, exposed brick flue, and wood grain-effect laminate flooring.



## KITCHEN/DINING ROOM

15' x 14'8"

An L-shaped room fitted with a range of cream shaker-style wall, base, and drawer units complemented by stainless steel handles. The work surfaces incorporate a stainless steel single-drainer sink with mixer tap and tiled splashback. There is space for a cooker and a fridge-freezer, as well as plumbing in place. The wall-mounted Vaillant gas combination boiler is also located here. A radiator and windows to the front, rear, and side elevations provide ample natural light. UPVC double-glazed French doors open to the rear garden, and an open wooden staircase rises to the loft.



## BATHROOM

7'10 x 6'4"

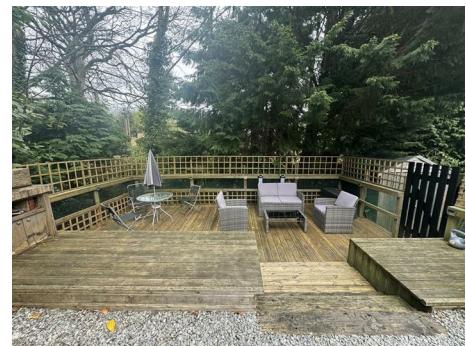
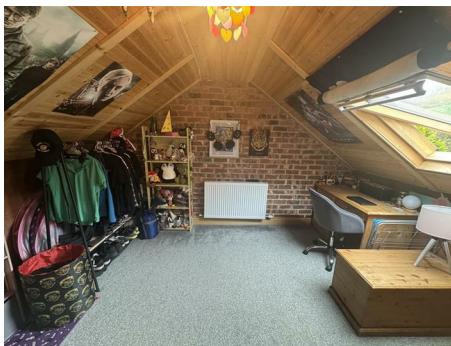
Fitted with a modern white suite comprising a panel bath with central mixer tap and thermostatic shower over, complete with a folding protective screen. Also includes a low-level WC, pedestal wash hand basin with tiled splashback, radiator, and an opaque rear-facing window.



## BEDROOM ONE

14'8" x 11'6"

Includes a bay window to the front elevation and a radiator.



## BEDROOM TWO

11'8" x 7'3"

Features exposed floorboards, a radiator, and a window to the rear elevation.



## EXTERNALLY

The property is accessed via a right of way that leads to double timber gates, opening to an off-road parking area, a timber storage shed, and a detached garage with timber doors. A timber gate provides access to the front garden, which is laid to lawn with shrubbed and barked borders. A timber side gate gives access to the rear garden. The garden is divided into three distinct sections. Sleeper steps lead to a lawned garden with established planted borders. A gravelled play area is retained by a stone wall, and a secluded decked seating area provides a private retreat. A timber gate leads to additional storage and a timber shed located to the right-hand side of the bungalow when viewed from the front.



## LOFT

22'8 x 12'6 (max)

A spacious converted loft with exposed brickwork walls, two radiators, timber panelled ceilings, and two skylights facing the rear elevation.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax: Band C - £1949

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer (Wrexham)

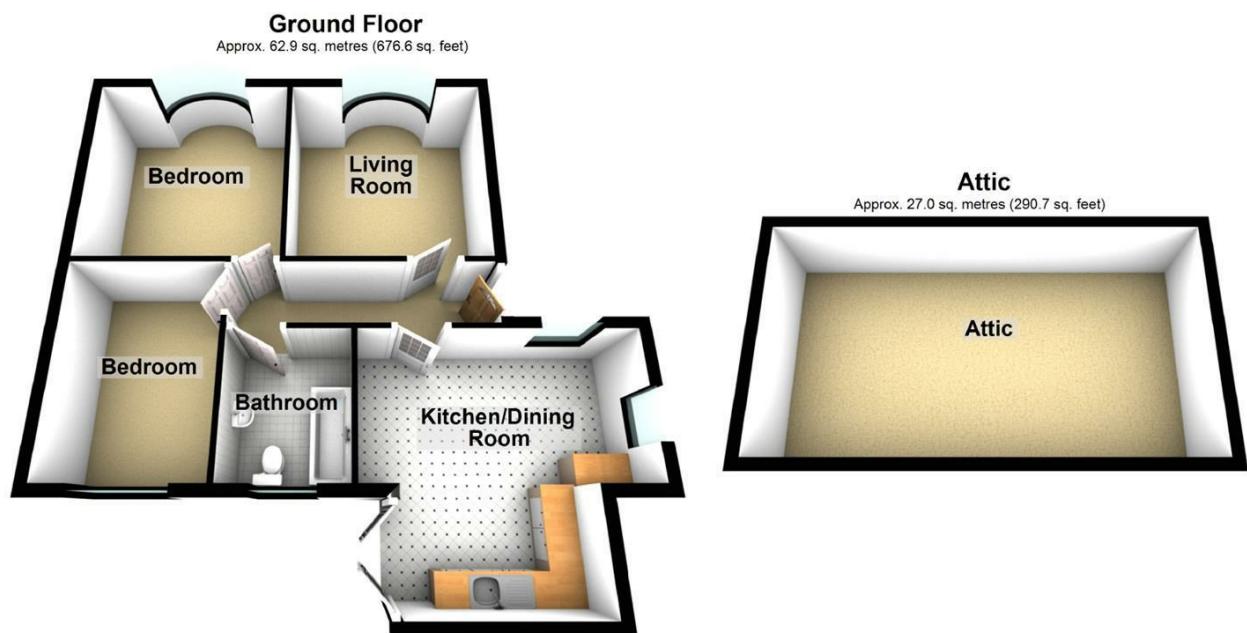
If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice (Wrexham)

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.



Total area: approx. 89.9 sq. metres (967.4 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		
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	