

# Town & Country

Estate & Letting Agents

Drefechan, Pen-Y-Cae, Wrexham

£550,000



Set in a scenic rural spot, Bryn Cottage is a modernised and extended three-bedroom detached bungalow with generous living space, countryside views, ample parking, a garage, and two stables. Offered with no onward chain.

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**TEL: 01978 291345**



## DESCRIPTION

Set in a beautiful rural location, Bryn Cottage is a fully refurbished and extended three-bedroom detached bungalow offering spacious, versatile living with modern finishes and stunning countryside views. Positioned on a generous plot with ample parking, a garage, and two stables, the property is ideal for buyers seeking a peaceful lifestyle with excellent outdoor space. No onward chain.



## LOCATION

Nestled in the picturesque and semi-rural village of Pen-y-Cae, this property enjoys a desirable location that offers the perfect blend of countryside tranquillity and convenient access to local amenities. Pen-y-Cae is a well-regarded community situated just a short drive from the bustling town of Wrexham, offering residents a peaceful lifestyle with excellent connectivity. The village itself provides a range of everyday amenities including a local shop, primary school, post office, and welcoming pubs. For those who enjoy the outdoors, the surrounding area boasts beautiful countryside walks, scenic bridleways, and nearby attractions such as the stunning Clywedog Valley and the popular Ty Mawr Country Park. Wrexham town centre, approximately 6 miles away, offers a comprehensive range of shopping, leisure, and educational facilities, as well as rail links for commuters. Road connections are equally convenient, with easy access to the A483, providing swift routes to Chester, Oswestry, and the national motorway network. Pen-y-Cae offers a strong sense of community and is ideal for families, retirees, or professionals seeking a quieter pace of life without compromising on accessibility.

## ENTRANCE HALL

Entered via an opaque composite front door with wood grain effect laminate flooring, recessed ceiling lights, and internal doors leading to the utility, bathroom, open-plan living space, and bedroom wing.



## OPEN-PLAN LIVING SPACE

41'4" x 14'3"

A show stopping room with vaulted ceiling, exposed beams, six skylights, and bifold doors to both front and rear gardens. Wood-effect laminate flooring with underfloor heating runs throughout. The stylish kitchen features high-gloss base units, granite worktops with integrated breakfast bars, and a ceramic sink. Integrated appliances include oven, hob, extractor, fridge, freezer, and dishwasher.



## UTILITY ROOM

6'2" x 4'8"

Fitted with matching units, stainless steel sink, and space/plumbing for a washing machine.



## BEDROOM ONE

12'9" x 11'9" including en-suite

Double aspect room with loft access, radiator, and modern en-suite shower room with large tiled shower, WC, vanity basin, chrome towel rail, extractor, and downlights.



## BEDROOM TWO

12'6" x 8'9"

Double aspect with built-in cupboard and wardrobe, radiator, and loft access.



## BEDROOM THREE

10'8 x 9'1

Side-facing window and radiator.



## BATHROOM

9 x 4'8

Contemporary white suite with tiled bath, thermostatic shower and screen, vanity basin, WC, chrome heated towel rail, extractor, and tiled walls.



## EXTERNALLY

Approached via double timber farmhouse gates, the property offers extensive gravel parking and turning space, a raised stone planter, and additional parking in

front of the garage and outbuildings. A paved and brick block forecourt leads to the main entrance and continues around to a generous rear garden, mainly laid to lawn, with mature hedging, fruit trees, a patio area, outside lighting, and beautiful views across open countryside. A separate field gate access is also available.



## GARAGE

15'8 x 13'7

Double wooden doors, power, and lighting.

## STABLE ONE

12'7 x 11'7

Stable door, single-glazed windows, power, and light.

## STABLE TWO

12'7 x 11'6

Stable door, single-glazed window, power, and light.

## Services

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

Freehold

Council Tax Band - E (£2680 Per Year)

- Oil central heating
- Private waste water treatment system

## 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.**

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