

Town & Country

Estate & Letting Agents

Oakleigh, Pen-Y-Cae, Wrexham

Asking Price £205,000



Beautifully presented three-bedroom semi-detached home in a quiet cul-de-sac, enjoying an elevated position. Features include gas central heating, UPVC double glazing, entrance hall, living room with bow window, spacious kitchen/diner, shower room, and three bedrooms with ensuite to the principal. Externally, the property benefits from driveway parking, a lawned front garden, and a landscaped rear garden with patio, tiered lawn, and woodland views.

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DESCRIPTION

Set within a quiet cul-de-sac in an enviable elevated position, this beautifully presented three-bedroom semi-detached home benefits from gas central heating and UPVC double glazing. The accommodation includes an entrance hall, living room with bow window, spacious kitchen/diner, first-floor landing, shower room, and three bedrooms, with ensuite to the principal. Externally, the property offers a lawned front garden, ample driveway parking, and a landscaped rear garden with patio, tiered lawn, and woodland backdrop.



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

Accessed via a UPVC stained-glass double-glazed door, opening to an entrance hall with radiator, stairs to the first floor, and a door into the living room.



LIVING ROOM

14'3 x 11'8

Featuring a bow window to the front elevation, radiator, and a living flame gas fire set on a marble hearth with an ornate Adam-style surround. Door through to the kitchen/dining room.



KITCHEN/DINING ROOM

15'3 x 9'5

Fitted with a range of light wood-effect wall, base, and drawer units with chrome handles, complemented by ample work surfaces and tiled splashbacks. Stainless steel one-and-a-half bowl sink with mixer tap. Integrated oven, hob, and extractor. Housing for the gas combination boiler, space and plumbing for a

washing machine, radiator, under-stairs storage with light, and UPVC French doors opening to the rear garden.



FIRST FLOOR LANDING

With loft access and doors to three bedrooms and the shower room.



SHOWER ROOM

6'2 x 5'5

Converted from a bathroom, now with floor drain, wall-mounted electric shower, screen and curtain, vanity unit housing WC and wash basin, partial tiling, extractor fan, radiator, and opaque window to side elevation.



BEDROOM ONE

11'8 x 11'5

Front-facing window with elevated outlook, radiator, and door to ensuite.



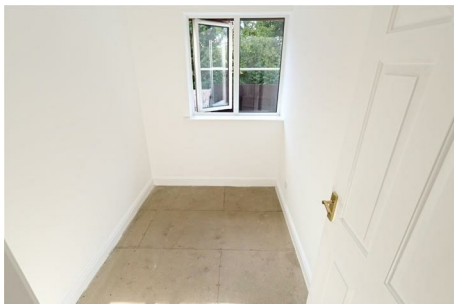
ENSUITE

With shower enclosure, thermostatic shower, vanity unit with wash basin, partial tiling, radiator, and ceiling extractor fan.



BEDROOM TWO

Rear-facing window and radiator.



BEDROOM THREE

8 x 5'4

Rear-facing window and radiator.



EXTERNALLY

The front garden is mainly laid to lawn with a paved pathway leading to the entrance, covered by a canopy and accompanied by an external light. To the right-hand side, a driveway provides ample off-road parking for several vehicles, with side timber access leading to the rear garden.

Rear garden beautifully landscaped with a generous paved patio and tiered lawn bordered by shrubs and plants. Includes a timber shed, external light, water supply, hedging to one side, fencing to the other, and woodland views beyond.



Services

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

Freehold

Council Tax Band - C (£1949 Per Year)

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

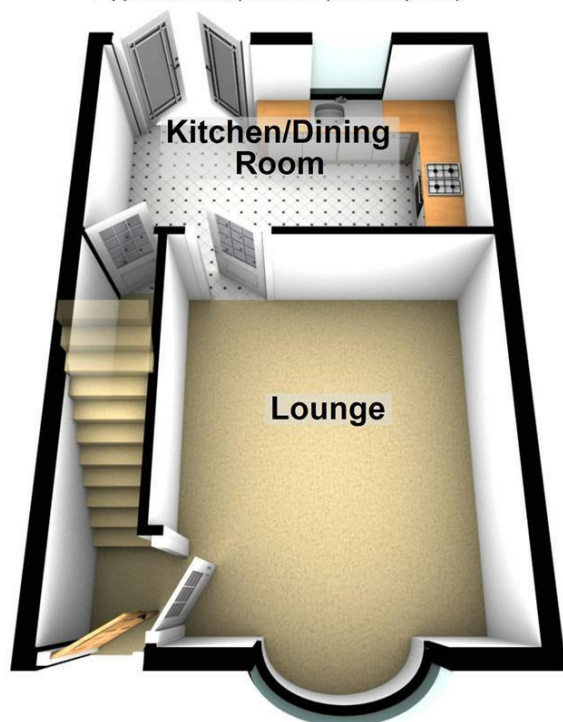
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.

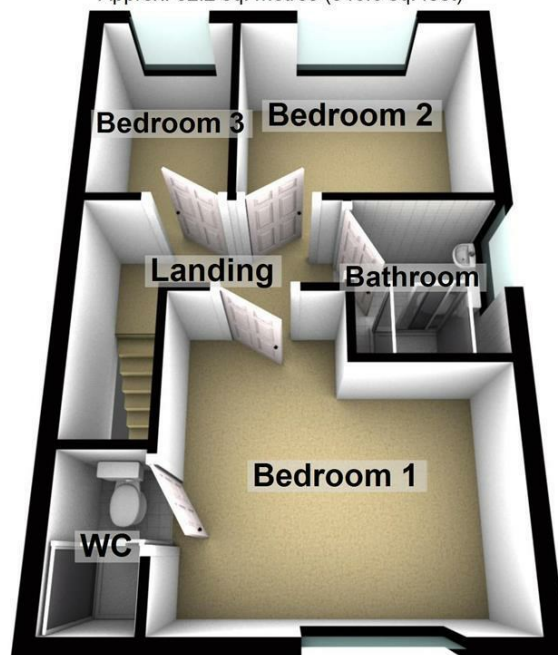
Ground Floor

Approx. 32.6 sq. metres (351.3 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



Total area: approx. 64.8 sq. metres (697.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	82
England & Wales		EU Directive 2002/91/EC

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.