

# Town & Country

Estate & Letting Agents

Pont Yr Afon, Penycae

Offers In Excess Of  
£165,000



**\*NO ONWARD CHAIN!\*** A very well presented two bedroom semi-detached property situated in the popular village of Penycae. The property comprises; entrance hall, lounge/diner and kitchen on the ground floor, with two bedrooms, en-suite and bathroom on the first floor. Externally is a lawned garden and good sized driveway to front and side, with enclosed lawned garden and decking to rear. This is an ideal family home, and viewings are highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

**TEL: 01978 291345**

## Entrance

To the ground floor you enter via a composite entrance door into a very spacious hallway with stairs to first floor, and under stairs storage. Doors leading to:

## Lounge

15'5" x 12'4"

A spacious and light family room being the heart of the home, with an electric fireplace with surround and hearth. Two French patio doors being double glazed providing access to rear garden. Ample space for lounge and dining room furniture. Double glazed window to rear.

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## Kitchen

8'11" x 8'9"

A stylish and modern kitchen fitted with a range of wall, base and drawer units with complementary work surfaces. Breakfast bar with space for three people. Stainless steel sink unit and drainer with mixer tap. Integrated oven, gas hob and extractor hood. Space for fridge-freezer. Space for dishwasher. Space for washing machine. Cupboard housing Worcester Combi boiler. Double glazed window to front. Radiator.

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## Landing

First floor landing providing access to both bedrooms and bathroom. Airing cupboard with access to en-suite Tavistock toilet cistern. Loft access. Radiator.

## Bedroom One

11'5" x 8'3"

Fitted mirrored wardrobes providing ample storage space. The current owners have utilised a section of the wardrobe to create desk space where

they are able to work from home. Double glazed window to front. Radiator.

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## Bedroom Two

9'6" x 9'1"

Ample space for bedroom furniture. Double glazed window to rear. Radiator. Door to en-suite.

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## En-Suite

6'7" x 5'2"

Low level W/C. Wash hand basin set within vanity unit. Corner shower. Wall mounted mirror with LED lighting. Shaver point. Part tiled walls. Vinyl Click flooring. Heated towel rail. Double glazed frosted window to side.

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## Family Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with overhead shower attachment and shower screen. Wall-mounted mirror. Heated towel rail. Tiled flooring. Double glazed frosted window to front.

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## Outside

Lawned garden to front with driveway and gated access to side proving ample off road parking for up to three cars. To the rear is a good sized, enclosed lawned garden with decking/seating area and perimeter fencing and shrubbery to borders.

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## Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

## To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

## Services

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

## Mortgage Advice

Town and Country Property Services 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.

## Hours of Business

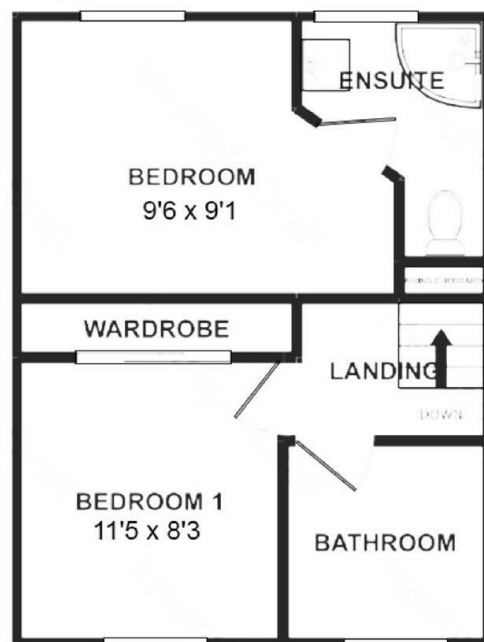
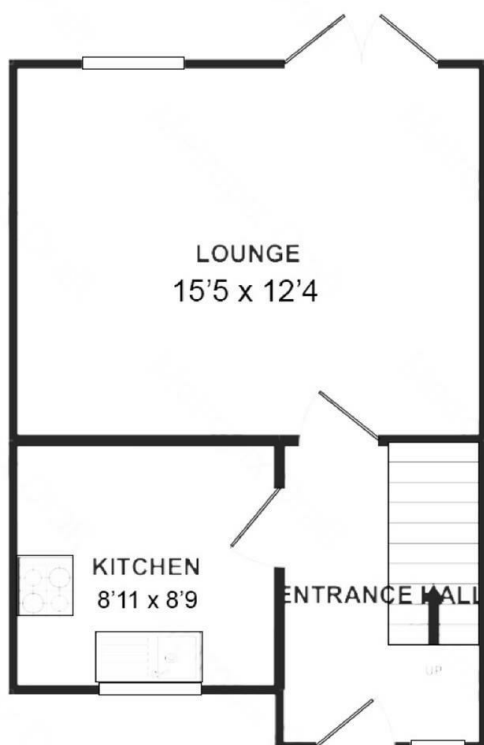
Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## 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. Unless informed otherwise by the vendor, this property is

marketed under the assumption it is  
freehold.





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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC