# Town & Country
Estate & Letting Agents

## Hall Street, Wrexham

## £185,000

Located in a sought-after village south of Wrexham, this well-presented home features UPVC double glazing, gas central heating, and convenient access to motorway networks and local amenities. The accommodation includes an entrance porch, reception hall with cloakroom WC, open-plan living/dining/kitchen, two double bedrooms, modern bathroom, and off-road parking.

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**TEL: 01978 291345**

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## DESCRIPTION

Situated in the heart of this popular village south of Wrexham, the property offers convenient access to local motorway networks and a range of everyday amenities. This beautifully presented home benefits from UPVC double glazing and gas central heating and must be viewed to be fully appreciated. The accommodation comprises an entrance porch, reception hall with cloakroom WC, and an open-plan living space including a sitting room, dining area, and an attractive kitchen fitted with dark blue shaker-style units. The first floor provides two double bedrooms and a modern bathroom.

## 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

UPVC opaque double-glazed porch with wood-grain effect laminate flooring and a glazed light oak internal door opening into the reception hall.

## RECEPTION HALL

10'5 x 4'8

Patterned ceramic tiled flooring, radiator, and staircase rising to the first-floor accommodation with an opaque side window. Doors lead to the cloakroom WC and living room.

## CLOAKROOM WC

5'6 x 2'7

Continuation of ceramic tiled flooring, dual-flush low-level WC, vanity unit with wash basin and mixer tap, radiator, and recessed downlight.

## LIVING ROOM

10'10 x 9'4

Grey wood-grain effect laminate flooring, fitted base cabinets with solid wood work surfaces and shelving above, provision for a wall-mounted television, front-facing window with radiator below, central ceiling rose, and an open throughway leading to the dining/utility area.

## DINING ROOM

13'7 x 10'6 (max)

Continuation of grey wood-grain laminate flooring, ornamental fireplace with patterned ceramic tiled hearth and oak mantel, fitted floor-to-ceiling cabinet, UPVC double-glazed French doors opening to the rear garden, opaque side window with radiator below, space and plumbing for a washing machine, fitted base unit freezer with marble-effect work surface, and an open throughway to the kitchen.

## KITCHEN

15'9 x 6'4

Attractively fitted with a range of blue shaker-style wall, base, and drawer units with stainless steel handles, complemented by marble-effect work surfaces and an integrated breakfast bar. Features include a stainless steel single drainer sink with mixer tap, integrated stainless steel oven with hob and extractor above, integrated fridge, space and plumbing for a washing machine, wall-mounted gas combination boiler, opaque rear window, radiator, wood-grain effect laminate flooring, additional side window, opaque UPVC double-glazed door opening to the rear garden, and recessed ceiling downlights.

## FIRST FLOOR LANDING

Access to a boarded loft with integrated ladder, side-facing window, and doors leading to both double bedrooms and the bathroom.

## BEDROOM ONE

12'6 x 10'6

Two front-facing windows, radiator, provision for a wall-mounted television, and a range of fitted wardrobes spanning one wall.

## BEDROOM TWO

10'8 x 8

Rear-facing window, radiator, fitted wardrobes along one wall, and integrated shelving.

## BATHROOM

7'9 x 5'7

Modern white three-piece suite comprising a panelled bath with mixer tap and dual-head thermostatic shower with glass screen, dual-flush low-level WC, pedestal wash basin with mixer tap, ceramic tiled flooring, fully tiled walls, heated towel rail, opaque rear window, recessed downlights, and extractor fan.

## EXTERNALLY

A shared iron gate opens to a pathway running along the right-hand side of a gravelled front garden, featuring sleeper-style raised flower beds and box hedging, leading to the main entrance door. To the rear is a low-maintenance artificial lawn (putting green), paved and gravel seating areas, and timber gated access to off-road parking spaces located to the rear.

## Services

The agents have not tested any of the appliances listed in the particulars.
Freehold
Council Tax Band - B (£1706 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.

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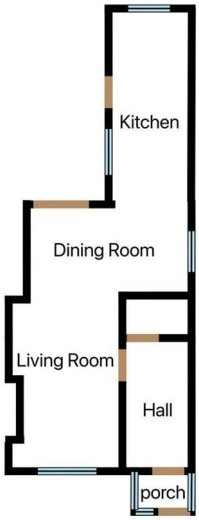


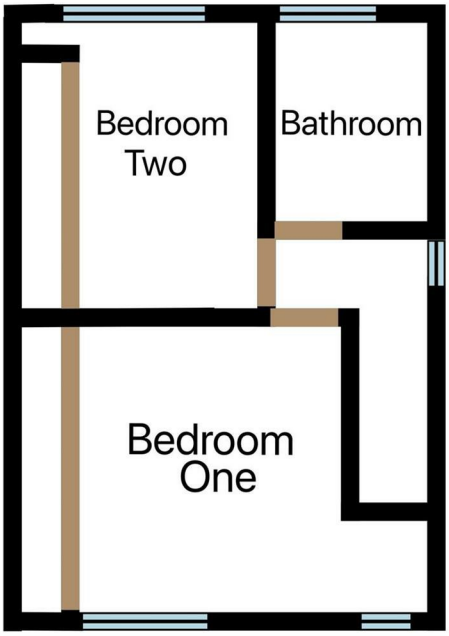


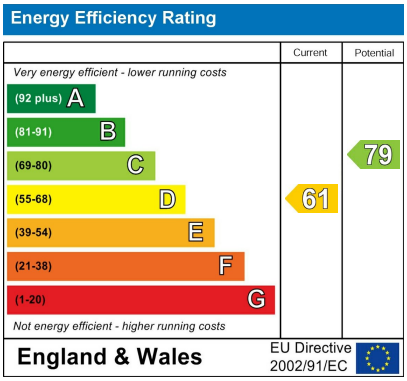


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