

# Town & Country

Estate & Letting Agents

Hawthorn View, Pen-Y-Cae, Wrexham

£239,950

NO  
ONWARD  
CHAIN



Situated within a quiet cul-de-sac in this popular village to the south of Wrexham, the property offers easy access to motorway networks along with a range of day-to-day amenities and facilities. This beautifully presented detached family home benefits from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall with cloakroom WC, a modern fitted kitchen with attractive contemporary units, a living room with French doors opening to a conservatory overlooking the rear garden, and three first floor bedrooms, the principal of which benefits from en-suite facilities, together with a modern family bathroom.

Externally, the property enjoys a long front garden, driveway parking for several vehicles leading to a detached single garage, and a low maintenance southerly facing rear garden.

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## DESCRIPTION

A beautifully presented three-bedroom detached family home located in a quiet cul-de-sac south of Wrexham. Offering a modern kitchen, spacious living room with conservatory, en-suite to the principal bedroom, driveway parking, detached garage and a low maintenance south-facing garden.

## LOCATION

Hawthorn View is situated within a pleasant residential cul-de-sac in a popular village location to the south of Wrexham. The area offers convenient access to local shops, schools and everyday amenities, along with excellent transport links to the A483 and wider motorway network, making it ideal for commuters travelling towards Chester, Oswestry and beyond. The surrounding countryside also provides attractive walking routes and green spaces nearby.

## ENTRANCE HALL

15'6" x 3'1"

The property is entered via an opaque UPVC double glazed door opening onto ceramic tiled flooring. There is a radiator, an opaque window to the front elevation, stairs rising to the first floor accommodation, and doors leading to the kitchen, living room and cloakroom WC.



## CLOAKROOM WC

4'5" x 2'8"

Fitted with a white low-level WC and wash hand basin. Ceramic tiled flooring continues from the hallway. There is a radiator and an opaque window to the front elevation.



## KITCHEN

15'2" x 7'0"

This beautifully presented kitchen features ceramic tiled flooring and a range of grey shaker-style wall, base and drawer units complemented by stainless steel handles and ample work surfaces. There is a 1½ bowl sink unit with mixer tap and tiled splashback, along with a complementary breakfast bar.

Appliances include an integrated dishwasher, space for a cooker with stainless steel extractor hood above, plumbing for a washing machine, and space for a tall fridge freezer. Recessed ceiling downlights, a radiator, and a window facing the front elevation complete the room.



## LIVING ROOM

15'4" x 14'1" (max)

With attractive wood-effect flooring

throughout, this spacious living room includes an under-stairs storage cupboard, two radiators, and a feature marble Adam-style surround housing an electric fire. UPVC double glazed French doors open into the conservatory.



## CONSERVATORY

12'5" x 9'6"

Constructed with a low brick wall and UPVC double glazed frame, this bright conservatory features porcelain tiled flooring, a radiator, a ceiling fan/light, and French doors opening onto the rear garden.

## LANDING

The landing provides access to the loft space via a retractable ladder. There is an opaque window to the side elevation and doors leading to the bathroom and all three bedrooms, the principal of which benefits from en-suite facilities.



### BEDROOM THREE

7'6" x 5'8"

Window to the rear elevation with radiator below.

### BEDROOM ONE

10'10" x 8'4"

With a built-in deep storage cupboard housing the gas combination boiler, a window to the front elevation with radiator below, and fitted furniture including a canopy, bedside cabinets and corner units.



### BATHROOM

8'0" x 5'6" (max)

L-shaped bathroom fitted with a panelled bath featuring a black mixer tap and handheld shower attachment, dual flush low-level WC and pedestal wash hand basin with mixer tap. Ceramic tiled flooring, partially tiled walls, black heated towel rail, extractor fan, and opaque window to the side elevation.

### EN-SUITE

5'0" x 4'4"

Appointed with a white three-piece suite comprising a separate shower enclosure with thermostatic shower, dual flush low-level WC and pedestal wash hand basin. Ceramic tiled flooring, tiled walls, radiator, and an opaque window to the front elevation.



### BEDROOM TWO

10'8" x 7'6"

Window to the rear elevation with radiator below.



### REAR GARDEN

Enjoying a southerly facing orientation, the rear garden is low maintenance and predominantly paved with golden gravel borders. There is a timber shed positioned behind the garage, an external light, and the garden is fully enclosed by a combination of brick walling and timber fencing.

### GARAGE

Detached single garage with pitched roof and up-and-over door, benefiting from power and lighting.

### Services (Wrexham)

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

Tenure - Freehold

Council Tax - Band D (£2193)

### Viewings (Wrexham)

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

### 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.

### 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.



AWAITING FLOORPLAN

COMING SOON

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	