

Town & Country

Estate & Letting Agents

Afoneitha Road, Pen-Y-Cae, Wrexham

£175,950



A well-presented three-bedroom, three-storey home with solar panels, offering improved energy efficiency. Featuring a spacious top-floor principal bedroom, four-piece bathroom, off-road parking, and a generous rear garden, the property is ideal for first-time buyers or families.

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DESCRIPTION

Situated within a small, modern cul-de-sac, this three-storey property benefits from UPVC double glazing, gas central heating, and the added advantage of solar panels, helping to improve energy efficiency and reduce running costs. The accommodation briefly comprises an entrance hall with cloakroom WC, a kitchen/breakfast room, and a sitting room with French doors opening onto the rear garden.

The first floor offers two bedrooms and a four-piece family bathroom, while the second floor hosts the principal bedroom. Externally, the property benefits from off-road parking and a generous rear garden.



LOCATION

Pinecroft is located within a modern residential development in Wrexham, offering convenient access to local amenities, schools, and transport links. The area is well positioned for commuting via the A483 to Chester, Oswestry, and beyond, while also being close to green spaces and recreational facilities—making it ideal for both families and professionals.

ENTRANCE HALL

(8'6" × 5'6")

Entered through an opaque UPVC double-glazed door, the entrance hall features a radiator, stairs rising to the first floor, and doors leading to the cloakroom WC and kitchen/breakfast room.



CLOAKROOM WC

(5'5" × 5'5" max)

Fitted with a dual flush low-level WC and pedestal wash hand basin with tiled splashback. There is also a radiator, wall cupboard, and plumbing for a washing machine.



KITCHEN/BREAKFAST ROOM

(14'0" × 7'8")

With a bay window to the front elevation and an additional side window, this kitchen is fitted with a range of white wall, base, and drawer units with stainless steel handles and woodgrain-effect work surfaces. It incorporates a one-and-a-half bowl stainless steel sink unit with mixer tap, integrated double oven with gas hob and extractor hood above, and space/plumbing for a dishwasher or washing machine. A wall-mounted gas combination boiler and radiator complete the room.



SITTING ROOM

(14'2" × 8'8" max)

With a radiator and UPVC double-glazed French doors opening onto the rear garden.

LANDING

With a window to the front elevation, radiator, and doors leading to two bedrooms and the bathroom. Stairs rise to the second floor.



BEDROOM ONE

A spacious principal bedroom with a vaulted ceiling (restricted head height in parts), skylights to both front and rear elevations, radiator, and access to storage space.



BEDROOM TWO

(9'8" × 7'4")

With a window to the front elevation and radiator.



BEDROOM THREE

(10'3" × 5'9")

With a window to the rear elevation and radiator.



BATHROOM

(6'6" × 7'7")

Fitted with a white four-piece suite comprising a panel bath with mixer tap

and shower attachment, corner shower enclosure with thermostatic shower, dual flush low-level WC, and pedestal wash hand basin. The walls are partially tiled, and there is a chrome heated towel rail, extractor fan, and opaque rear window.



EXTERNALLY

Accessed via the sitting room or side gate, the rear garden is generous in size for the property and features a paved pathway, lawn, timber shed, planted borders and potted plants. The garden is enclosed by timber fence panels.



Services (Wrexham)

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

Tenure: Freehold

Council Tax Band C: £1949.00

Viewings (Wrexham)

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

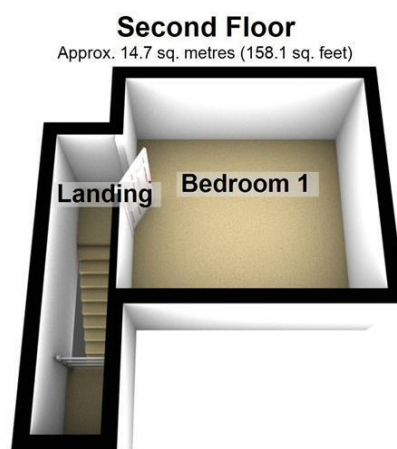
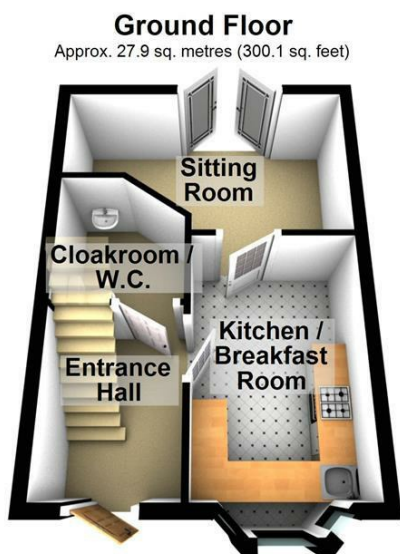
To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(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	

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.