

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.



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SITTING ROOM

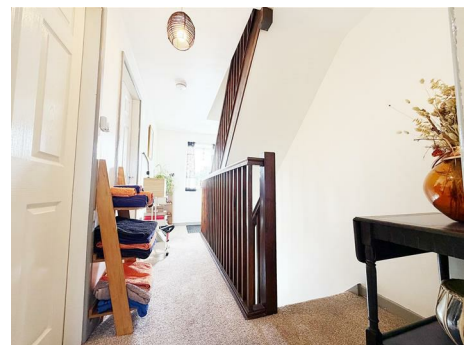
(14'2" × 8'8" max)

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.



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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" x 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.

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of

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All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The

purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

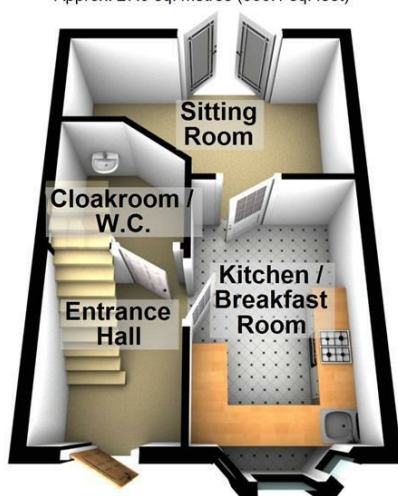
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These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

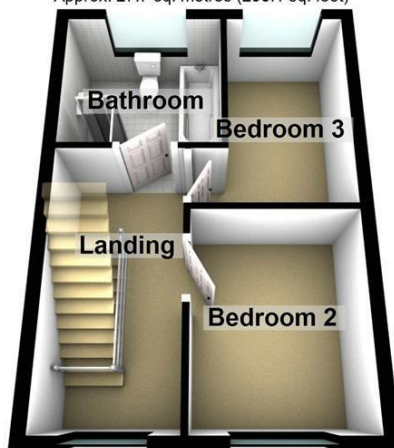
Ground Floor

Approx. 27.9 sq. metres (300.1 sq. feet)



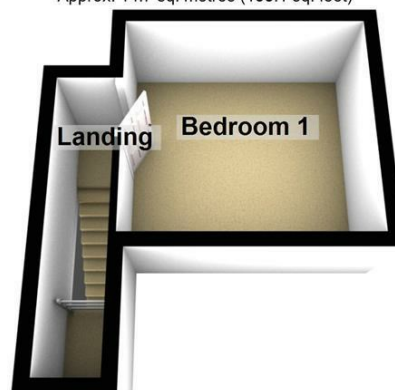
First Floor

Approx. 27.7 sq. metres (298.1 sq. feet)



Second Floor

Approx. 14.7 sq. metres (158.1 sq. feet)



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	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