

Town & Country

Estate & Letting Agents

Gardd Francis, Pen-Y-Cae, Wrexham

£175,000



A beautifully presented two-bedroom end townhouse, originally built as a three-bedroom property and converted by the current owners to create more spacious accommodation. Situated within a quiet cul-de-sac in the popular village of Gardd Francis, the property offers easy access to Wrexham, the local motorway network, and a wide range of day-to-day amenities and facilities. Benefiting from gas central heating and UPVC double glazing throughout, the accommodation briefly comprises an entrance hall, spacious living room, contemporary kitchen/dining room with integrated appliances, and an orangery overlooking the rear garden. To the first floor are two generously sized bedrooms and a modern three-piece shower room. Externally, the property enjoys beautifully maintained gardens to both the front and rear, off-road parking, and gated side access.

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DESCRIPTION

Beautifully presented two-bedroom end townhouse in a quiet cul-de-sac location within Pen-Y-Cae. Offering spacious accommodation, contemporary kitchen and shower room, orangery, off-road parking, and well-maintained gardens to the front and rear, with excellent access to Wrexham and local amenities.



LOCATION

Gardd Francis is situated within a quiet residential cul-de-sac in the popular village community near Wrexham. The location offers convenient access to a range of local amenities, including shops, schools, healthcare facilities, and public transport links, while also providing excellent road connections to Wrexham town centre and the wider motorway network. The area is well regarded for its peaceful setting and community atmosphere.

ENTRANCE HALL

6'8" x 4'3"

The property is entered through an opaque leaded UPVC double glazed composite front door opening into the entrance hall. The hall features woodgrain-effect laminate flooring, a radiator, an opaque window to the front elevation, and a partially glazed door opening into the living room.



LIVING ROOM

14'1" x 12'8"

Having a window facing the front elevation and a radiator. Stairs rise to the first-floor accommodation with banister and spindle balustrades, along with a useful storage cupboard beneath. Central to the room is a feature fireplace with marble hearth and ornate Adam-style surround. A partially glazed door opens into the kitchen/dining room.



KITCHEN/DINING ROOM

14'1" x 11'4"

The dining area features woodgrain-effect laminate flooring, a radiator, and patio doors opening into the orangery.

The kitchen area has ceramic tiled flooring and is fitted with a range of contemporary gloss cream wall, base and drawer units complemented by work surfaces and stainless steel handles. Incorporated within the work surfaces is a stainless steel single drainer sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, electric hob, extractor hood, and fridge/freezer. There is also space and plumbing for a washing machine, recessed ceiling downlights, and a UPVC double glazed door opening into the orangery.



ORANGERY

11'4" x 8'2"

With woodgrain-effect laminate flooring, a radiator, and a skylight set within the ceiling. French doors open onto the rear garden.

FIRST FLOOR LANDING

With airing cupboard, radiator, loft access, and doors leading to both bedrooms and the shower room.



SHOWER ROOM

6'4" x 5'4"

Fitted with a modern white three-piece suite comprising an oversized shower enclosure with electric shower and protective glass screen, dual flush low-level WC, and a wall-mounted vanity unit incorporating a wash hand basin with mixer tap. The walls are panelled, and there is a chrome heated towel rail and opaque window to the rear elevation.



BEDROOM ONE

14'1" x 13'2" max

Having two windows facing the front elevation and a radiator.



BEDROOM TWO

10'4" x 7'10"

Having a window facing the rear elevation with radiator below.



EXTERNALLY

To the front of the property is off-road parking and a beautifully maintained garden featuring a lawn and red gravel flower beds. There are outside lights, a canopy over the front door, and gated side access leading to the rear garden. Another beautifully maintained garden featuring paved pathways, a central lawn, and well-stocked borders with a variety of plants, shrubs, and trees. There is also a plastic garden shed to the rear, and 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 - £1,949.00

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.

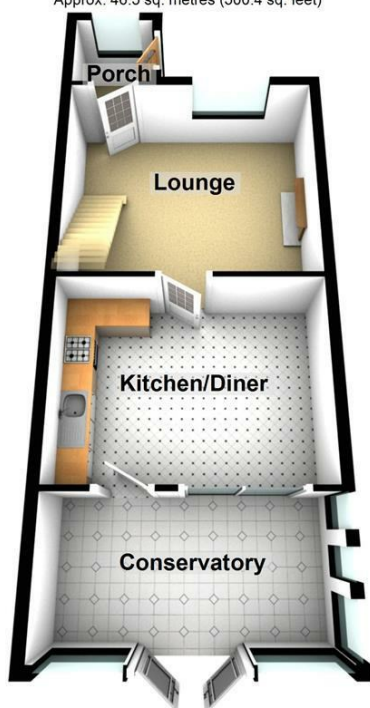
Mortgage Advice (Wrexham)

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.

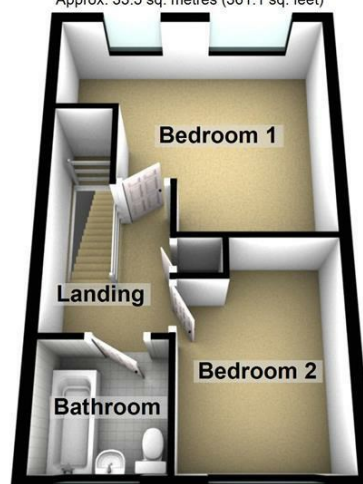
Ground Floor

Approx. 46.5 sq. metres (500.4 sq. feet)



First Floor

Approx. 33.5 sq. metres (361.1 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		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC