

Town & Country

Estate & Letting Agents

Church Street, Pen-Y-Cae, Wrexham

Offers Around £450,000



Situated on the fringes of this popular village, located to the south of Wrexham, and boasting the most beautiful views to the rear, this substantial detached stone property benefits from oil-fired central heating and offers considerable light, spacious, and highly versatile accommodation to suit the needs of a variety of purchasers.

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DESCRIPTION

A substantial detached stone property situated on the outskirts of a popular village south of Wrexham, enjoying open rear views across adjoining fields. Offering spacious and versatile accommodation throughout, the property includes multiple reception rooms, five bedrooms, generous gardens, ample off-road parking, garage facilities, and a stone-built workshop. The home also benefits from oil-fired central heating and a pleasant semi-rural setting.



LOCATION

The property is situated on the outskirts of a popular village to the south of Wrexham, enjoying a semi-rural position with open countryside views to the rear. The location offers access to local amenities, schools, and road links to Wrexham and surrounding areas, while also providing opportunities for countryside walks and outdoor recreation.

ENTRANCE VESTIBULE

9'8" x 5'5"

The property is entered through a single-glazed front door opening onto woodgrain-effect laminate flooring. Doors lead to the cloakroom WC and a useful cloaks cupboard.



CLOAKROOM W/C

6'2" x 2'9"

Fitted with a low-level WC, corner wash hand basin, radiator, and a window to the front elevation.

ENTRANCE HALL

19'1" x 6'4"

Featuring ornate quarry tile flooring, radiator, double-glazed window to the rear elevation, and a door leading to the garage.

REAR PASSAGEWAY

41'0" x 3'6"

With woodgrain laminate flooring, two radiators, two patio doors opening onto the rear garden, stairs rising to the first-floor accommodation, and doors leading to the living room, study, and three bedrooms.



LIVING ROOM

24'0" x 14'4"

A spacious reception room with woodgrain laminate flooring, two UPVC double-glazed windows overlooking the rear garden, along with UPVC double-glazed French doors opening outside. There are two radiators, a wood-panelled ceiling with inset lighting, and a feature fireplace with oak beam housing a solid fuel cast-iron burner.



KITCHEN/DINING ROOM

15'6" x 22'4"

Fitted with quarry tile flooring throughout and a range of white wall, base, and drawer units incorporating a stainless steel double-bowl sink unit. Windows overlook the rear elevation, together with a UPVC bow window and a high-level window to the side elevation. A UPVC double-glazed door opens onto the rear garden. Doors also lead to the boiler cupboard.



STUDY

18'5" x 14'0"

A substantial study with window to the side elevation and radiator.



UTILITY ROOM

11'4" x 6'6"

With quarry tile flooring, fitted wall and base units, stainless steel single-drainer sink unit with tiled splashback, space and plumbing for a washing machine, radiator, UPVC double-glazed opaque window to the front elevation, and UPVC double-glazed door opening to the side of the property.



BATHROOM

8'9" x 6'8"

Appointed with a coloured suite comprising a separate shower cubicle with thermostatic shower, panelled bath, low-level WC, and pedestal wash hand basin. The walls are partially tiled, with an opaque window to the front elevation, radiator, and panelled ceiling.



BEDROOM ONE

15'0" x 13'5"

With a UPVC double-glazed bow window to the front elevation, radiator beneath, and fitted with a range of wardrobes, base-level cabinets, drawers, and inset wash hand basin.



SHOWER ROOM

6'3" x 8'4"

Installed with a white suite comprising a separate shower enclosure with thermostatic shower, dual-flush low-level WC set within a vanity unit with wash hand basin, radiator, partially tiled walls, and opaque UPVC double-glazed window to the front elevation.



EXTERNALLY

To the front of the property is a low stone wall with vehicle access leading to ample gravelled off-road parking, together with established lawned and shrubbed gardens. A canopy sits above the front door with a courtesy light to the side. There is also outside power and an electric vehicle charger. The side garden has its own separate wrought-iron gated access from the road, opening onto a predominantly paved area with a circular stone planter and shrub borders. The rear garden enjoys open views over adjoining fields and is mainly laid to lawn with mature shrubs, an ornamental pond, and a large paved patio area. There is also a stone-built workshop.



BEDROOM TWO

14'5" x 14'8"

With UPVC double-glazed window to the front elevation, radiator, and a range of fitted wardrobes and dressing table.



FIRST FLOOR BEDROOM FOUR

18'0" x 16'1"

With UPVC double-glazed window to the rear elevation, two radiators, exposed beams, loft access, and a door opening to eaves storage space.



BEDROOM THREE

12'3" x 12'6"

With timber laminate flooring, UPVC double-glazed bow window to the front elevation, and radiator.

FIRST FLOOR LANDING

With doors leading to two further bedrooms and the shower room.



FIRST FLOOR BEDROOM FIVE

17'0" x 16'0"

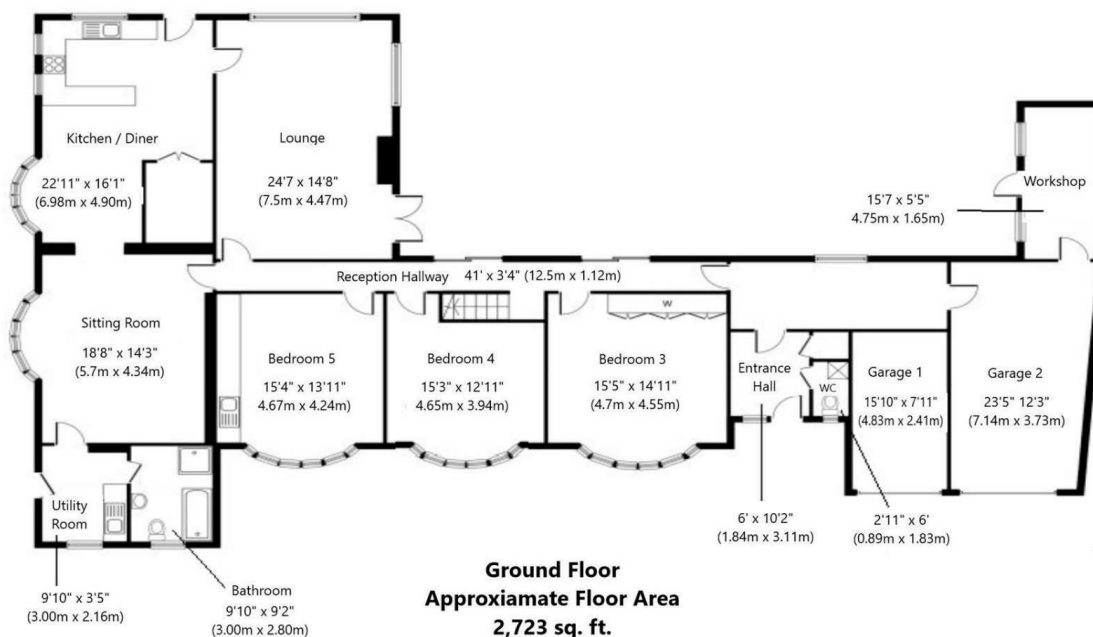
With UPVC double-glazed window to the rear elevation, a range of fitted wardrobes, and radiator.



GARAGE

22'8" x 11'6" max

Increasing in size towards the rear, with up-and-over garage door, power and lighting, and rear access door.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		35	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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