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Copperas Hill, Pen-Y-Cae, Wrexham £159,950

A spacious two-bedroom property offering generous living accommodation, character features and excellent potential for modernisation. The accommodation includes two reception rooms, a fitted kitchen, two well-proportioned bedrooms and a large family bathroom. Externally, the property enjoys a rear garden with a brick-built outhouse, shed, greenhouse and patio area.

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DESCRIPTION

Vron Villa is a characterful and spacious two-bedroom property situated in the popular village of Pen-y-Cae. Offering well-proportioned accommodation across two floors, the property retains a number of traditional features while providing excellent potential for a purchaser to modernise and personalise the home to their own taste.

The ground floor comprises a welcoming entrance hall, a front living room with an original fireplace, a generous second living/dining room featuring a character stone fireplace surround, and a fitted kitchen with direct access to the rear garden. To the first floor is a spacious landing, two well-proportioned bedrooms and a generously sized family bathroom with both a freestanding bath and separate walk-in shower.

Externally, the property benefits from a rear garden accessed from the side of the house, together with a useful brick-built outhouse. Steps lead down to the predominantly lawned garden, which also incorporates a shed, greenhouse and additional patio area.

With generous room sizes, character features and excellent scope for further improvement, Vron Villa offers an appealing opportunity for buyers looking to create a home to their own specification.

LOCATION

Vron Villa is situated on Copperas Hill in the established village of Pen-y-Cae, approximately within the wider Wrexham area. The village offers a range of local amenities and community facilities, with Pen-y-Cae Community Primary School also located on Copperas Hill. Wrexham County Borough Council

The surrounding area offers access to recreational facilities, including local play areas, while Wrexham provides a broader selection of shopping, leisure, employment and transport amenities. Wrexham County Borough Council The location is therefore well suited to buyers seeking a village setting while retaining convenient access to the wider Wrexham area.

ENTRANCE HALL

15.69' x 3.06'

The entrance hall provides access to the front living room, with a further internal door leading into the second living/dining room. Stairs rise from the hallway to the first-floor accommodation.

FRONT LIVING ROOM

10.82' x 11.53'

The front living room benefits from a large uPVC double-glazed window overlooking the front elevation, allowing plenty of natural light into the room. Further features include a radiator and an original gas fire with a tiled mantelpiece and surround.

SECOND LIVING ROOM/DINING ROOM

12.89' x 13.87'

A generously proportioned second reception room, suitable for use as an additional living room or dining room, featuring a large uPVC double-glazed window overlooking the rear elevation with a radiator positioned beneath.

Two additional uPVC double-glazed windows are positioned to either side of the chimney breast and overlook the side elevation. A characterful stone surround provides an attractive focal point to the original fireplace.

A wooden internal door provides access to a useful understairs storage cupboard, while a double-glazed wooden door leads through to the kitchen.

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KITCHEN

9.91' x 8.03'

The kitchen features tiled flooring and is fitted with a range of wooden wall and base cabinets complemented by light oak-effect work surfaces. The walls are partially tiled around the worktop areas with attractive orange and cream patterned tiles.

There is provision for an oven, fridge and washing machine, together with a large radiator positioned to the right-hand side upon entering the room.

A uPVC double-glazed window overlooks the rear elevation, while a uPVC double-glazed opaque door provides direct access to the rear garden.

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FIRST FLOOR LANDING

15.47' x 12.91'

The spacious first-floor landing provides access to both bedrooms and the family bathroom. An internal door opens into a useful storage cupboard, with a radiator positioned to the right-hand side.

BEDROOM ONE

14.66' x 11.77'

A spacious double bedroom benefiting from a large uPVC double-glazed window overlooking the front elevation. A radiator is positioned to the right-hand side of the window, and the room is finished with cream carpeting.

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BEDROOM TWO

9.61' x 12.25'

A further well-proportioned bedroom featuring a large uPVC double-glazed window overlooking the rear elevation. A radiator is positioned to the left-hand side of the window, with matching cream carpeting completing the room.

BATHROOM

9.67' x 7.60'

The generously sized family bathroom is fully tiled from floor to ceiling in light blue tiles and comprises a bath, wash hand basin, WC and separate walk-in shower fitted with an electric shower.
A useful storage cupboard houses the Worcester combination boiler, while the room also benefits from two radiators.
A large uPVC double-glazed opaque window overlooks the rear elevation and provides natural light while maintaining privacy.

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REAR GARDEN

The rear garden can be accessed via the side of the property or via the back door and features a useful brick-built outhouse, with a pathway leading towards a timber gate and partially enclosed wall. Steps lead down into the garden, with a further set of steps providing access to the main garden area. The garden is predominantly laid to lawn and benefits from established planting, together with a garden shed, greenhouse and an additional patio area towards the far end.

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EXTERNAL

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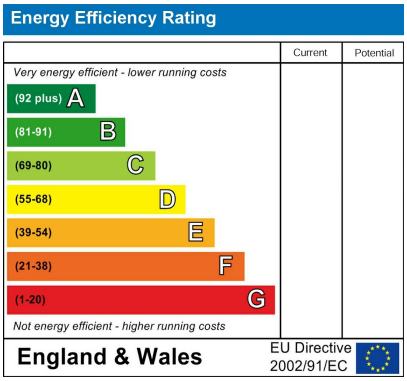

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