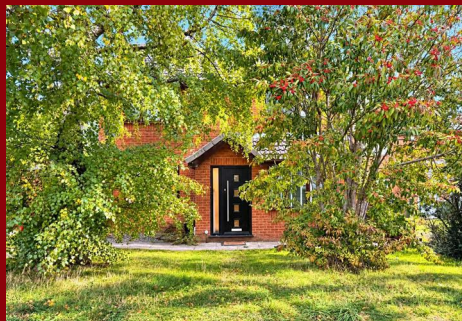


Town & Country

Estate & Letting Agents

Copperas Hill, Pen-Y-Cae, Wrexham

£325,000



Awelon is a spacious and well-presented four-bedroom detached family home, situated in the popular village of Pen-Y-Cae, Wrexham. Offering generous and versatile accommodation throughout, this fantastic property is ideal for growing families looking for a comfortable home in a convenient location.

The property boasts a spacious living and dining area, perfect for entertaining and family gatherings, alongside a generously sized kitchen, four well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from gardens which have recently undergone improvements to enhance privacy, providing an excellent space for outdoor entertaining, relaxation and family enjoyment. Conveniently located close to the local primary school and surrounding amenities, Awelon offers the perfect balance of spacious family living and village charm. Early viewing is highly recommended.

Imperial Buildings, King Street, Wrexham, LL11 1HE
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DESCRIPTION

A fantastic opportunity to purchase this spacious and well-presented four-bedroom detached family home, ideally situated in the popular village of Pen-Y-Cae, Wrexham. Awelon offers generous and versatile living accommodation, including a spacious kitchen, an impressive open-plan living and dining area, four well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from generous garden space which has recently undergone improvements to enhance privacy, creating an excellent setting for relaxing, entertaining and family enjoyment.

Conveniently positioned close to the local primary school and within easy reach of surrounding amenities, this wonderful property offers an appealing combination of space, comfort and village living. Early viewing is highly recommended to fully appreciate everything this family home has to offer



LOCATION

Situated in the popular village of Pen-Y-Cae, Awelon enjoys a pleasant semi-rural setting whilst remaining within easy reach of local amenities. The property is conveniently located close to Pen-Y-Cae Primary School,

making it an excellent choice for families.

The nearby villages of Ruabon and Rhosllanerchrugog provide additional amenities, whilst Wrexham city centre offers a wider range of shops, restaurants and leisure facilities. Excellent road links via the A483 provide convenient access to Wrexham, Chester and surrounding areas.



ENTRANCE HALL

Composite door to front, doors leading to lounge and dining room/playroom.



LIVING ROOM

Large lounge with patio doors leading to garden. Wood flooring throughout.



KITCHEN

Spacious Kitchen with space for Washing Machine, Dishwasher and Fridge Freezer. Double Oven with Gas Hob.



SECOND LIVING ROOM

A versatile additional reception room offering plenty of space for relaxing or entertaining. Ideal as a family room, playroom or home office, depending on individual needs.



FAMILY BATHROOM

A spacious and stylish family bathroom fitted with a modern white suite, including a bath, wash basin and WC. Finished with neutral tiling and a contemporary heated towel rail.



BEDROOM ONE

A spacious and beautifully presented main bedroom featuring neutral décor, soft carpeting and a large window allowing plenty of natural light. A relaxing and comfortable retreat.



BEDROOM FOUR

A charming fourth bedroom featuring fitted wardrobes, neutral carpeting and a window providing natural light. A versatile space, ideal as a child's bedroom, nursery or guest room.



EXTERNAL



BEDROOM TWO

A bright and well-proportioned bedroom featuring neutral décor and a window overlooking the garden. A versatile room offering comfortable accommodation for family members or guests.



REAR GARDEN

A further view of the generous rear garden, showcasing the lawned space and established trees along the boundary. A lovely outdoor setting with plenty of potential for family enjoyment.



GARAGE



BEDROOM THREE

A beautifully presented bedroom featuring neutral décor, soft carpeting and a window allowing plenty of natural light. A comfortable and inviting space.



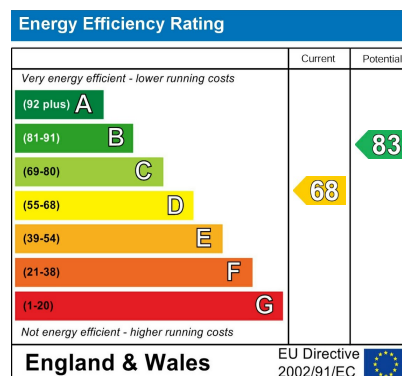


This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor



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.