



81

Wrexham | | LL14 2PG

Offers In The Region Of £270,000

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# 81

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"VIEWING IS HIGHLY RECOMMENDED"

We are DELIGHTED to Offer For Sale this Beautifully Presented property, which has been extended to produce a SPACIOUS Four Bedroom Detached family home set within a POPULAR Residential location. This outstanding property offers a wonderful ground floor extension, producing a Conservatory and family room. The property is presented to an immaculate standard throughout and can only be truly appreciated on internal inspection. In brief the Property Accommodation consists of : Entrance Hallway, Lounge/ Dining Room, Conservatory, Modern Kitchen, Utility room, Family Room/ Study to the ground floor and with a Main Bedroom, Three further Bedrooms and Family Bathroom to the first floor.

This amazing property also benefits from Gas Central Heating, UPVC Double glazing, driveway to the front and Good sized garden to the rear. Also to the rear is a purpose built Storage room, ideal for various uses.

The village of Penycae has numerous amenities including schools, shops and the local bus service and has excellent access to the A483 and major road networks beyond.

- BEAUTIFULLY PRESENTED FOUR BEDROOM
- DETACHED HOUSE
- THREE RECEPTION ROOMS
- GARDEN ROOM
- MODERN KITCHEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED WINDOWS
- CUL DE SAC LOCATION
- POPULAR AREA



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed front door which gives access into the entrance hallway.

### ENTRANCE HALLWAY

With wood effect flooring, staircase rising off to the first floor accommodation, single panel radiator, door to the lounge.

### LOUNGE

14'1" x 12'0" (4.294m x 3.658m)

Beautifully presented room, comprising of UPVC Double glazed window to the front with radiator beneath, squared archway leading into the dining room, coved ceiling.

### DINING AREA

11'11" x 8'2" (3.636m x 2.491m)

With UPVC Double glazed Bi-folding doors to the Garden room, door leading into the kitchen, single panel radiator, coved ceiling.

### GARDEN ROOM

10'11" x 9'4" (3.329m x 2.870m)

A bright and lovely extension to the property with a nice outlook over the garden with UPVC Double glazed doors to the garden, UPVC Double glazed windows and tile effect flooring.

### KITCHEN

12'0" x 8'2" (3.658m x 2.497m)

Stunning kitchen comprising a range of wall and base cupboards with complementary quartz worktops and splash backs incorporating one and half bowl sink unit with mixer tap, Integral four ring induction hob, with double oven and extractor hood over, Built in fridge and freezer and dishwasher, Marble tiled flooring, spotlights to the ceiling, door leading off to the utility room.

### UTILITY ROOM

10'7" x 8'2" (3.235m x 2.504m)

Useful room with wall and base cupboards,

complementary worktop surfaces with wash hand basin, space and plumbing for washing machine, space for tumble dryer, marble tiled flooring, Worcester gas central heating combi boiler.

### PLAYROOM/SNUG

UPVC Double glazed window to the front with radiator beneath, wood effect laminate flooring.

### FIRST FLOOR LANDING AREA

With access to the loft space which also has a pull down ladder and doors off to the bedrooms and bathroom.

### BEDROOM ONE

12'0" x 11'10" (3.675m x 3.614m)

UPVC Double glazed window to the front, with radiator beneath, carpeted flooring and built in storage cupboard.

### BEDROOM TWO

11'10" x 8'10" (3.632m x 2.693m)

UPVC Double glazed window to the front, with radiator beneath, wood effect laminate flooring.

### BEDROOM THREE

10'8" x 7'10" (3.252m x 2.391m)

UPVC Double glazed window to the rear, radiator, wood effect laminate flooring.

### BEDROOM FOUR

10'7" x 5'9" (3.251m x 1.761m)

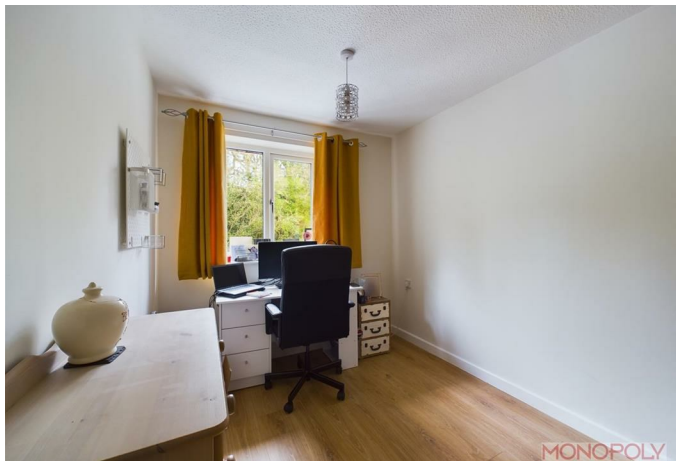
UPVC Double glazed window to the rear, with radiator beneath, wood effect laminate flooring, built in wardrobes with sliding mirrored doors.

### FAMILY BATHROOM

8'2" x 7'6" (2.510m x 2.291m)

Modern Bathroom comprising of a white suite with stand alone bath with central taps, wash hand basin set in vanity unit, low level w.c., shower cubicle, Chrome ladder style heated radiator/ towel rail, wood effect laminate flooring with under floor heating, built in storage cupboard and spotlights to the ceiling,





## OUTSIDE TO THE FRONT

The property outside has two driveways to the front of the property providing off road parking for up to three vehicles. Paved pathway to the centre of the driveways and also to the left hand side which gives access to the rear.

## OUTSIDE TO THE REAR

Good sized rear garden with patio/ to the side of the garden room, garden laid to lawn and which leads to a further patio. Raised flower beds, panel enclosed fencing to the boundaries.

## BRICK BUILT OUT BUILDING

Multi purpose room Ideal for additional storage, could be converted into a garden room or used as an office. It benefits from power and lighting.

## IMPORTANT INFORMATION

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

## MORTGAGES

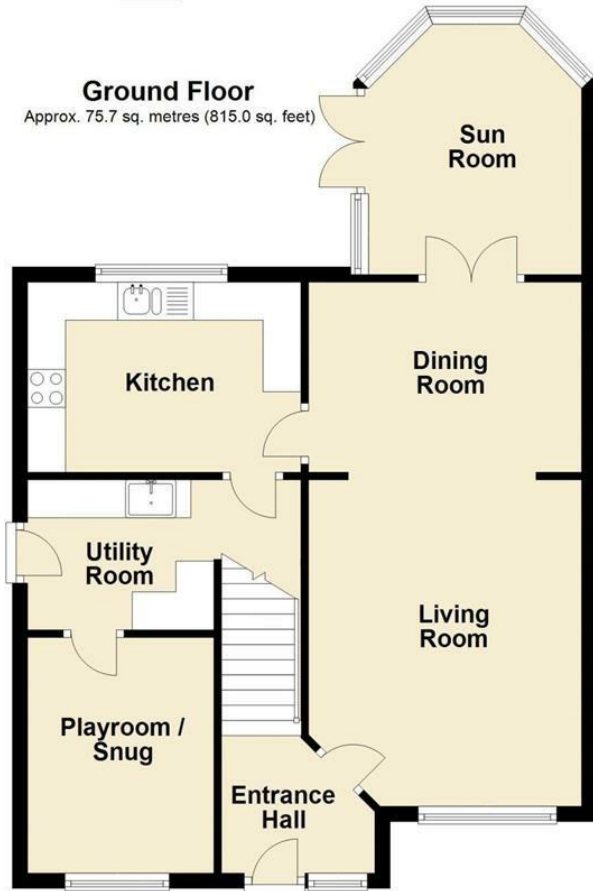
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage.

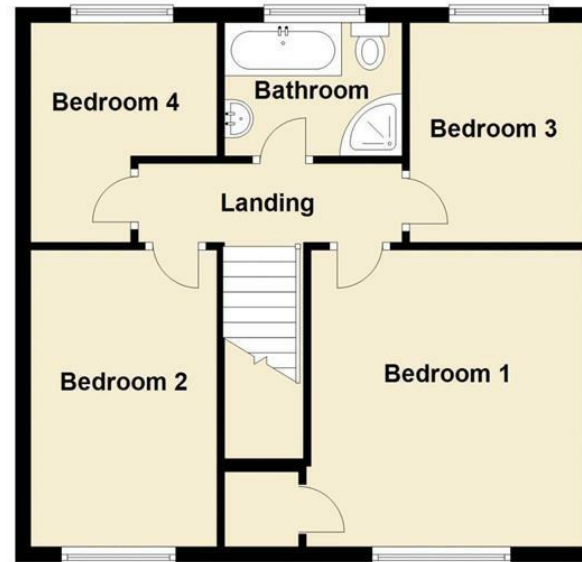




**Ground Floor**  
Approx. 75.7 sq. metres (815.0 sq. feet)



**First Floor**  
Approx. 50.4 sq. metres (542.3 sq. feet)

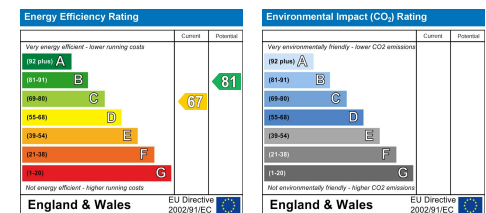


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