



Stryt Issa, Pen Y Cae LL14 2PN

£210,000

Welcome to this charming detached house located in the popular village of Pen-Y-Cae, Wrexham. This lovely property boasts a beautiful modern vaulted kitchen open plan into the dining area plus a cosy lounge, perfect for entertaining guests or simply relaxing with your loved ones. With 2 bedrooms, there is ample space for a small family or for those who enjoy having a guest room or a home office. The property features a well-maintained bathroom, ensuring your comfort and convenience. Spanning across 764 sq ft, this house offers a cosy and inviting atmosphere that you'll be delighted to call home. One of the standout features of this property is the parking space available for up to 3 vehicles, providing you and your guests with ample parking options—a rare find in many properties. To the rear and side are low maintenance gardens. Don't miss the opportunity to own this delightful home in a popular village setting. This property offers the perfect blend of comfort and charm. Contact us today to arrange a viewing and envision the life you could create in this wonderful home.

- A TWO BEDROOM DETACHED HOUSE
- STUNNING OPEN PLAN KITCHEN/DINER WITH VAULTED CEILING
- COSY LIVING ROOM
- DOWNSTAIRS WC
- MODERN BATHROOM
- AMPLE OFF ROAD PARKING
- ENCLOSED GARDEN
- VIEWING HIGHLY RECOMMENDED!



Lounge

Wood effect laminate flooring, window to front, stairs to first floor, composite front door, door to wc and kitchen/diner.

WC

Wc, hand wash basin, window to side, laminate flooring.

Kitchen

Vaulted ceiling, central island plus a modern range of wall and base units, complementary worktops, single oven, ceramic hob, extractor, stainless sink drainer, under counter freezer, dishwasher, washing machine, enclosed wall mounted Worcester gas boiler, French doors to rear with window above, window to side.

Dining Room

Laminate floor, open plan to kitchen, window to side.

First floor landing

Carpet, doors to two bedrooms and bathroom, attic hatch.

Bedroom One

Window to front, carpet, double bedroom.

Bedroom Two

Carpet, window to side.

Bathroom

Panel bath with shower over, shower screen, wc, hand wash basin, window to side, vinyl flooring.

IMPORTANT INFORMATION

Gas central heating new combi boiler installed 2023...renovated in 2021...driveways and garden upgraded 23/24...council tax band C

*Key facts interactive report link available BELOW and in video tour and brochure sections. *

https://sprift.com/dashboard/property-report/?access_report_id=3619656

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.

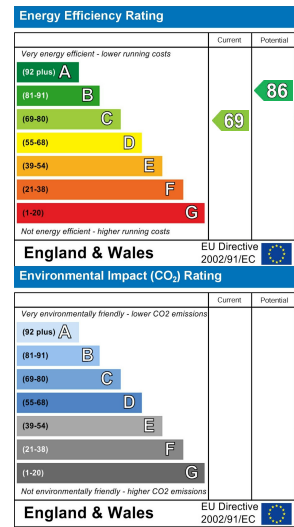
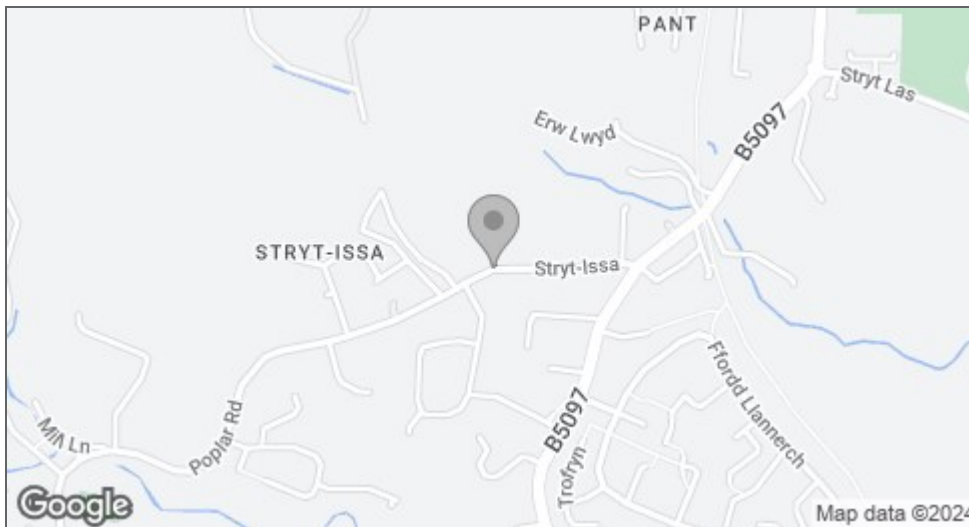
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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 details must therefore be taken as a guide only.











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.

