



## Stryt Issa, Wrexham LL14 2PN

£160,000

**\*\*FANTASTIC POTENTIAL\*\*** A spacious 3 bedroom detached property requiring refurbishment throughout and located in the village of Pen-y-cae. Formerly 2 properties with 2 staircases and with 2 reception rooms, kitchen and lots of potential to develop the property as a whole or even convert back to 2 properties with the necessary planning consents. The property also occupies a good size plot with gardens to the side and rear as well as off road parking to both sides of the house. The village of Pen-y-Cae offers a wealth of local amenities near by and also has excellent access to the A483 for commuting. In brief the property comprises of; kitchen, lounge, bathroom, sitting room and a hallway/back kitchen to the ground floor and 3 bedrooms with 2 separate landings to the first floor.

- A spacious 3 bedroom detached property
- In need of refurbishment
- Fantastic potential
- Occupying a good size plot
- Off road parking
- NO CHAIN



## Kitchen 1

2.44m x 3.64m (8'0" x 11'11")

The back door entrance opens into the kitchen which is fitted with a range of matching wall, drawer and base units, wood effect working surfaces with inset stainless steel and drainer, built in electric oven, 4 ring gas hob, extractor fan, part tiled walls, space for a refrigerator, 2 double glazed windows, stable door off to the rear garden, door into the lounge.

## Lounge

3.77m x 3.37m (12'4" x 11'0")

With 2 double glazed windows to the front, carpeted flooring, door to a useful storage cupboard.

## Inner Hallway

With stairs off to the first floor, doors into the lounge, sitting room and shower room.

## Shower Room

1.72m x 2.12m (5'7" x 6'11")

A wet room with non slip flooring, walk in shower, low level w.c, pedestal wash hand basin, 2 double glazed windows, fully tiled walls, cupboard housing the gas combination boiler.

## Sitting Room Cottage 2

4.32m x 3.92m (14'2" x 12'10")

A good size room with a double glazed window to the front, door to cottage 1 courtyard front garden, carpeted flooring.

## Kitchen Cottage 2

4.01m x 2.15m (13'1" x 7'0")

Fitted with storage units, stainless steel sink and drainer, stairs off to the first floor.

## Landing/Shower room cottage 2

4.00m x 2.26m (13'1" x 7'4")

Currently there is a tiled shower cubicle to this area (currently unserviceable), double glazed window, door to bedroom.

## Bedroom 1

4.52m x 2.71m (14'9" x 8'10")

A good size bedroom with a double glazed window to the rear, fitted wardrobes and drawers, carpeted flooring.

## Bedroom 1

4.32m x 3.95m (14'2" x 12'11")

A good size bedroom with a double glazed window to the front, carpeted flooring.

## Stairs to landing area Cottage 2

Stairs from the inner hallway lead to the second landing area with a double glazed window to the front, carpeted flooring, doors to 2 bedrooms.

## Bedroom 1 cottage 2

3.86m x 2.69m (12'7" x 8'9")

With a double glazed window to the front, carpeted flooring.

## Outside

The property occupies a good size plot with gardens to the side and rear. To one side is a raised lawn garden with mature planted borders and a paved driveway providing off road parking for one car. To the rear is a paved patio immediately adjacent to the rear of the property with steps up to a generous lawned garden with central concrete pathway. To the other side of the property is a paved driveway with a carport providing more off road parking.

There is pedestrian access along this area for the next door house to access their side gate.

## Important Information

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

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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.

### **Additional information**

The cottage was two cottages until circa 1982 when the family bought the second cottage after a family member died. The only change they made was to add an opening in one wall from the sitting room in one cottage to allow access to the sitting room in the second. It may be a potential buyer might like to split it into two cottages again, but this would probably require planning permission and changes to the deeds and to the land registry.





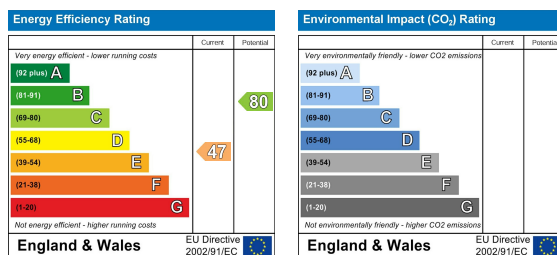












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