



Cae Gabriel, Pen-Y-Cae LL14 2PL

£190,000

Welcome to this significantly extended three bedroom semi-detached house located in the popular area of Cae Gabriel, Pen-Y-Cae, Wrexham. This property boasts a spacious 1,076 sq ft of living space, perfect for a growing family looking for their forever home. As you step inside, you are greeted by a spacious double reception room, ideal for relaxing with family or entertaining guests. Also located on the ground floor is a kitchen, utility area and wc. With four well-proportioned bedrooms to the first floor, there is plenty of space for everyone to enjoy their own private sanctuary. The property also features a family bathroom, ensuring convenience and comfort for all residents. There is off road parking space available for one vehicle, providing ease and convenience for those with a car. Whether you're a first-time buyer or looking to upsize, this property offers a wonderful opportunity to create a warm and inviting living space. Don't miss out on the chance to make this house your home. Book a viewing today and discover the endless possibilities that this property has to offer.

- A FOUR BEDROOM SEMI DETACHED HOUSE
- POTENTIAL FOR IMPROVEMENT
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- OUTDOOR STORE & WORKSHOP
- SIGNIFICANTLY EXTENDED
- SPACIOUS DOUBLE RECEPTION ROOM
- UTILITY AREA & DOWNSTAIRS WC
- GARDENS TO FRONT & REAR, OFF ROAD PARKING
- NO ONWARD CHAIN!



Location

The popular village of Pen-Y-Cae is situated close to the neighbouring villages of Johnstown & Rhosllanerchrugog in the county of Wrexham. There is good travel connections via Ruabon train station and the A483 for travel to Wrexham, Oswestry and Chester. There are wide-ranging amenities available within both Penycae,, Johnstown, Rhosllanerchrugog and Ruabon including a Primary and Secondary Schools, supermarkets and a variety of other shops.

Entrance Hall

Upvc entrance door, window to front, door to living room, stairs to first floor.

Living /Dining Room

A generous reception space with upvc window to front, upvc French style doors to rear garden, door to rear hall, laminate flooring.

Rear Hall

Upvc double glazed door to the side elevation. Understairs storage cupboard, opening to utility area.

Utility Area

Upvc window to front. Plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Radiator. Tiled floor.

WC

Upvc double glazed window to the side elevation. White two piece suite comprising a low level w.c. and pedestal wash hand basin. Wall tiling.

Kitchen/Breakfast Room

Fitted with wall and base units with complementary work surfaces. One-and-a-half-bowl sink and drainer unit with mixer tap. Electric point for cooker. Cooker hood. Space for fridge. Plumbing for dishwasher. Down-lighters. Tiled floor. Upvc window to rear and Upvc French style doors to side.

First Floor Landing

Doors to four bedrooms and bathroom, loft access, upvc window to side, storage cupboard.

Bedroom One

Upvc window to front, laminate flooring.

Bedroom Two

Upvc window to rear, laminate flooring.

Bedroom Three

Upvc window to rear.

Bedroom Four

Upvc window to front, laminate flooring, could also be used as a study.

Bathroom

Five piece white suite comprising a corner bath, shower cubicle, low level w.c., bidet and pedestal wash hand basin. Wall tiling. Tiled floor. Upvc window to rear.

Outside

Front concrete drive leading to entrance doors to the property with lawn to side.

Rear garden with timber deck and pergola adjacent to the French doors to the rear of the reception room. There is also a concrete hardstanding area and steps up to a lawn with double outdoor store/workshop to the rear.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

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.

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 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe reposessed if you do not keep up repayments on your mortgage

Additional Information

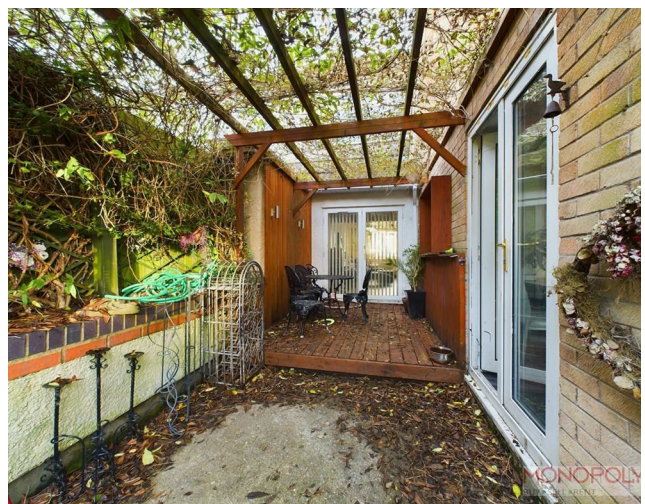
All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the gas-fired boiler situated in the loft space. Freehold. Vacant Possession on Completion. NO CHAIN.EPC EPC Rating - 62 | D.

Council Tax Band

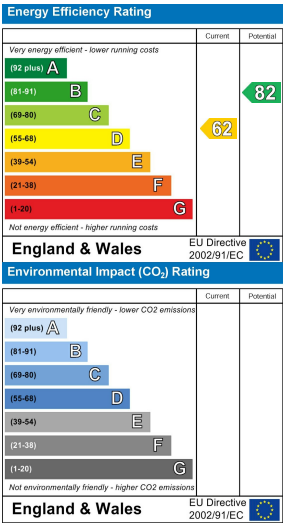
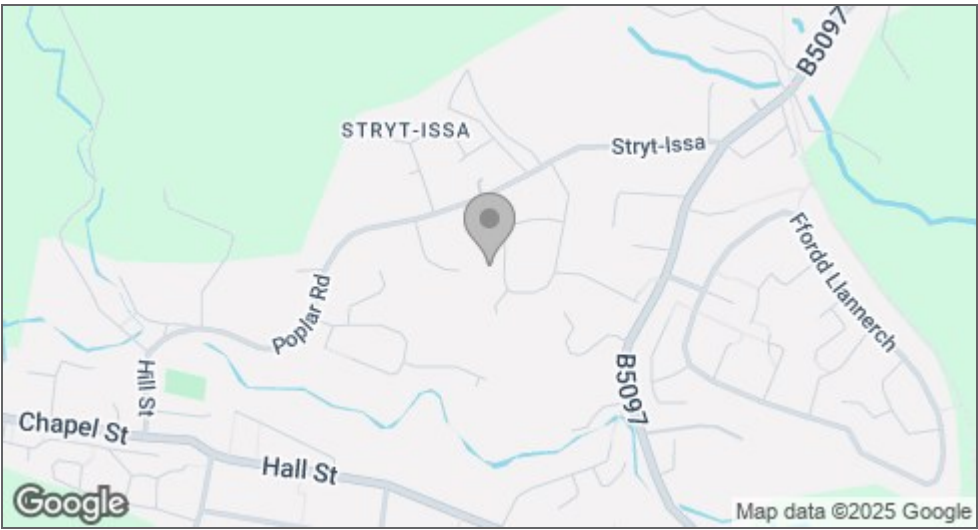
The property is in Band "C".











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