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Wrexham | LL14 2PN

Offers In Excess Of £120,000

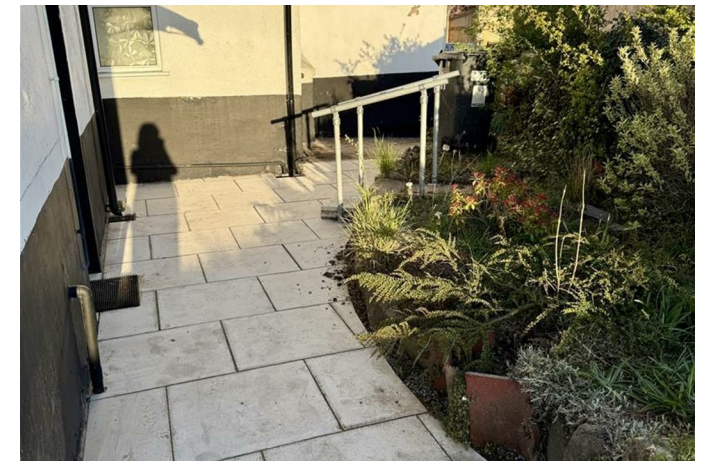
MONOPOLY
BUY ■ SELL ■ RENT

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** A LARGE 3 BEDROOM DETACHED HOUSE, dating back to circ 1880. Requires complete refurbishment throughout including a replacement roof, located in the village of Pen-y-Cae. Formerly 2 cottages, as it had minor changes to make into one in the 1980's it is still set up as two with 2 staircases, 2 large reception rooms, 2 kitchens (one fitted, one empty), and lots of potential to develop the property as one generous family home, or possibly convert back into two again subject to the necessary planning consents, a full planning application has been applied for by the current owners and is pending. The property also occupies a great size plot with generous lawn plus patio areas to the rear, 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 1, sitting room 1, bathroom, sitting room 2 and a hallway/kitchen 2 to the ground floor; the main stairs leads to a landing and two double bedrooms plus a second staircase leads to a landing with a shower plus a large double bedroom. See floorplan to understand current layout, where you can see how it was previously 2 cottages.

- A LARGE 3 BEDROOM DETACHED HOUSE
- REQUIRES FULL REFUBISHMENT
- FANTASTIC POTENTIAL
- GENEROUS PLOT WITH GREAT SIZED GARDEN TO THE REAR
- OFF ROAD PARKING EITHER SIDE OF THE HOUSE
- PLANNING PERMISSION PENDING TO DIVIDE BACK INTO 2 COTTAGES
- ***AUCTION*** 1ST MAY 2025



Kitchen I

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

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

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

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

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

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

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

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

Kitchen Cottage 2

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

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

Landing/Shower room cottage 2

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

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

Bedroom I

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

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

Bedroom I

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

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 I cottage 2

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

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 adjacent to the neighbours house so they can access their side gate.

ADDITIONAL INFORMATION PLANNING

The cottage was two cottages until circa 1982 when the family bought the second cottage after a family member died and made it into 1 generous family home. 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. Should a potential buyer want to divide it back into two they would need full planning permission and changes to the deeds and to the land registry. A planning application has been made P/2024/1662 the planning office has suggested that subject to highways final opinion, it will be successful. has been passed however even if planning is given any changes will have to be delayed until the phosphate situation is resolved in Wrexham as all new planning applications which include an additional household have been put on hold in Wrexham City Council. THIS PROPERTY IS BEING SOLD BY TWO OF THE DIRECTORS FROM MONOPOLY BUY SELL RENT LIMITED

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 details must therefore be taken as a guide only.

KEY FACTS FOR BUYERS/MATERIAL INFORMATION

Please see in the web link or virtual tour



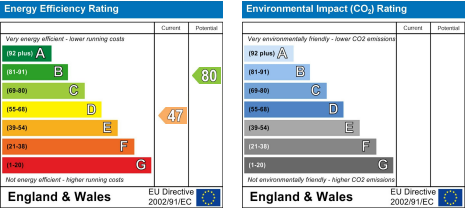


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