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Wrexham | LL14 2PN

£125,000

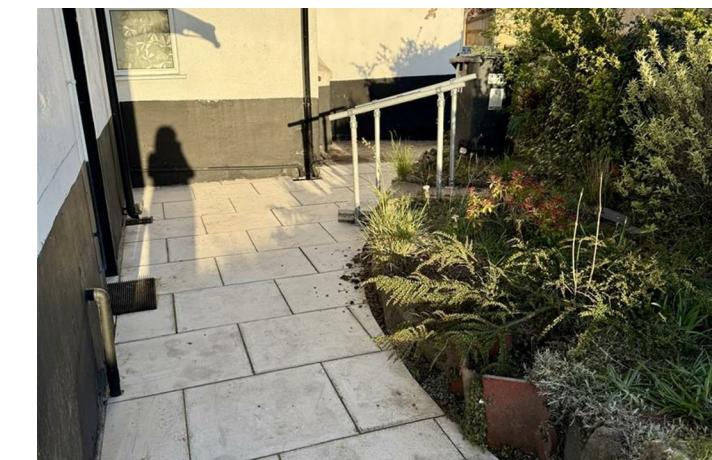
MONOPOLY®  
BUY ■ SELL ■ RENT

17

Wrexham | | LL14 2PN

\*\* A LARGE 3 BEDROOM DETACHED HOUSE\*\*  
dating back to circ 1880. Requires significant  
renovation/modernisation, including needing a new  
roof and damp proofing, located in the village of  
Pen-y-Cae. Formerly 2 cottages, it was made into  
one by knocking a door from one to the other in  
the 1980's. There are still 2 staircases, 2 large  
reception rooms. The kitchen is in a useable  
condition, with lots of potential to develop the rest  
of the property. The property also occupies a great  
size plot with very 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, large sitting room, hallway, wet  
room (in useable condition with boiler cupboard,  
boiler is only a few couple of years old), second  
large sitting room rear hallway/utility room to the  
ground floor, the main stairs leads to a landing and  
two double bedrooms with the second staircase  
leading to a landing from the utility, where this is a  
shower cubicle leading onto a large 3rd double  
bedroom. Viewing highly recommended.

- A LARGE 3 BEDROOM DETACHED HOUSE
- REQUIRES FULL REFURBISHMENT INCLUDING NEW ROOF
- FANTASTIC POTENTIAL
- GENEROUS PLOT WITH GREAT SIZED GARDEN TO THE REAR
- OFF ROAD PARKING EITHER SIDE OF THE HOUSE



### **Kitchen**

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

The back door entrance opens into a relatively modern 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 wetroom. Stairs to the first floor and bedrooms 1 and 2

### **Wet 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 fitted just a few years ago.

### **Bedroom 1**

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

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

### **Sitting Room**

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 courtyard front garden.

### **Bedroom 2**

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

A good size bedroom with a double glazed window to the rear.

### **Rear Hallway/Utility**

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**

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

Currently there is a tiled shower cubicle to this area (this has not been checked but we assume it is not working), double glazed window, door to bedroom.

### **Bedroom 3**

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

With a double glazed window to the front.

### **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 and the removal of the second kitchen. Should a buyer want to change it back into two they would need full planning. Highways have commented that the fact there is no turning area for cars to meet current legislation it may not be possible.

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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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			80
(69-80) C			
(55-68) D			
(39-54) E			47
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

EU Directive 2002/91/EC

England & Wales



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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