



Maes Teg, Wrexham LL14 2SE

Offers In Excess Of £230,000

Situated on Maes Teg, Pen-Y-Cae, Wrexham, this delightful semi-detached house presents an excellent opportunity for families or those seeking a spacious home. Boasting four well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting living room which is open plan into a kitchen/diner serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. In addition there is a lovely sunroom to the rear of the property and a useful rear porch/utility area. Also on ground floor is a self contained annex with living area, double bedroom and shower room. The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the generous parking space, accommodating up to five vehicles, which is a rare find in this area. This is particularly advantageous for families with multiple cars or for those who enjoy hosting guests. The location in Pen-Y-Cae provides a peaceful residential setting while still being within easy reach of local amenities and transport links. This makes it an ideal choice for those who appreciate a balance of tranquillity and accessibility. In summary, this semi-detached house with annex in Pen-Y-Cae is a fantastic opportunity for anyone looking for a spacious family home with the added benefit of ample parking. With its four bedrooms and inviting reception areas, it is sure to meet the needs of modern living. Do not miss the chance to make this lovely property your new home.

- THREE BEDROOM SEMI DETACHED HOUSE
- LIVING ROOM
- SUN ROOM
- REAR GARDEN OVERLOOKING SURROUNDING FIELDS
- SOLAR PANELS
- WITH ONE BEDROOM GROUND FLOOR ANNEX
- KITCHEN/DINER
- FAMILY BATHROOM
- AMPLE OFF ROAD PARKING
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING



INTERNAL ACCOMODATION

Entrance hall with a upvc entrance door, carpet, stairs to first floor, doors to Annex and lounge.

Lounge with laminate flooring, window to front, log burner set on a slate hearth, open plan into dining area.

Kitchen/diner fitted range of wall and base units, complementary worktops, stainless/sink drainer, mixer tap, oven and grill, extractor, spaces for white goods, laminate flooring, openings to utility and sun room.

Sun room with laminate flooring, window to rear with a pleasant outlook, French doors to side.

Utility with window to rear and external door to side.

First Floor Landing with carpet and doors to three bedrooms and bathroom.

Bedroom one with carpet, window to rear with a lovely view, fitted wardrobes.

Bedroom two with carpet and a window to front.

Bedroom three with carpet, window to front, wall mounted gas combi boiler.

Bathroom with a panel bath, wc, hand wash basin, window to rear, chrome towel radiator, tiled floor, part tiled walls.

ANNEX

Living Area - Kitchenette with a fitted range of wall and base units complementary worktops, stainless sink drainer, mixer tap, space for under counter fridge, carpet tiles, window to front, external door to side, opening to bedroom.

Bedroom - carpet, door to shower room.

Shower room - wet room style shower room with walk in shower area, Wc and hand wash basin.

OUTSIDE

Rear garden - Patio adjacent house, steps up to lawn and a further patio seating area, timber garden store, views over surrounding fields.

Front parking area laid with stone space for 4 or 5 cars.

IMPORTANT INFORMATION

Upvc double glazing ...Solar panels...Gas central heating

*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.

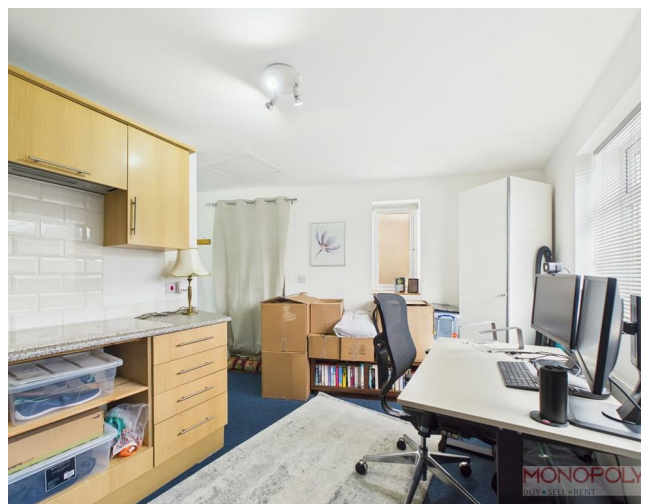
MORTGAGES

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.

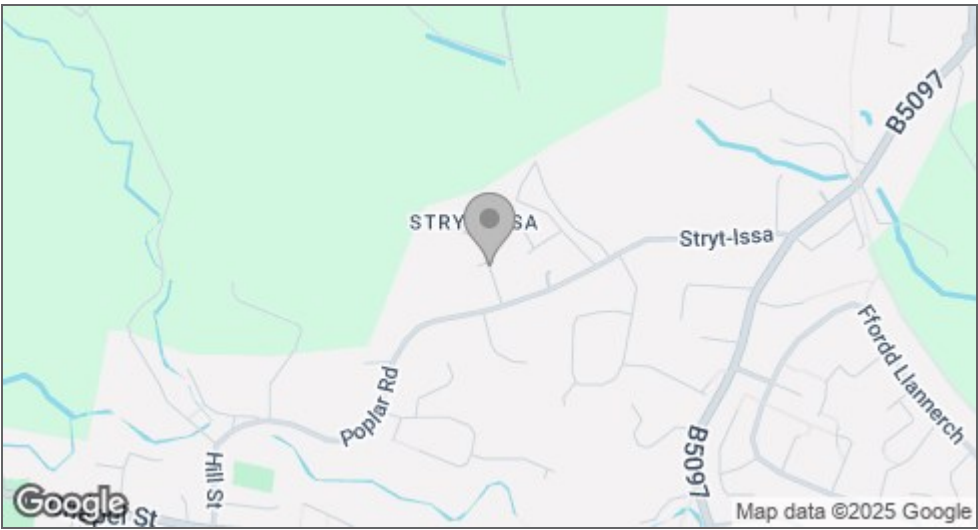
Your home maybe repossessed if you do not keep up repayments on your mortgage











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.

