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Penley | Wrexham | LL13 0JN

Offers In The Region Of £390,000

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NO CHAIN! Situated in Penley, Wrexham, this stunning detached house on Tudor Drive offers a perfect blend of modern living and comfort. Built in 2019, the property boasts a generous 1,453 square feet of well-designed space, making it an ideal family home. Upon entering, you are greeted by an impressive hallway with oak staircase rising to the first floor. The stunning open plan kitchen/dining area provides ample space for relaxation and entertaining guests. A cosy lounge, utility room and WC completes the ground floor. The layout is thoughtfully designed to ensure a seamless flow throughout the home. With four well-proportioned bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private space. The property features two modern bathrooms, which are both stylish and functional, catering to the needs of a busy household. The contemporary design and high-quality finishes throughout the home create an inviting atmosphere that is both warm and welcoming. Outside, the property offers parking for up to four vehicles, three on the front drive and one in the garage, a rare find that adds to the convenience of this lovely home. The surrounding area is peaceful and family-friendly, making it an excellent choice for those seeking a tranquil lifestyle while still being within easy reach of local amenities. In summary, this delightful detached house on Tudor Drive is a fantastic opportunity for anyone looking to settle in a beautiful part of Wrexham. With its modern features, spacious layout, and convenient parking, it is sure to appeal to families and professionals alike. Do not miss the chance to make this wonderful property your new home.

- A HIGH SPECIFICATION FOUR BEDROOM DETACHED HOUSE
- EPC RATING - A
- BUILT IN 2019
- BEAUTIFULLY APPOINTED INTERNAL ACCOMODATION
- WOW FACTOR OPEN PLAN KITCHEN/DINING/LIVING AREA
- LOUNGE, UTILITY ROOM, DOWNSTAIRS WC
- MAIN BEDROOM WITH EN SUITE & FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- WITHIN WALKING DISTANCE OF THE MAELOR SCHOOL PENLEY
- NO CHAIN!



Internal Accommodation

Entrance hall - Composite entrance door with glazing to one side providing a good degree of natural light, staircase rising to the first floor, tiled floor, doors to lounge, kitchen, utility and wc, spotlights.

Wc - With toilet, hand wash basin, tiled floor window to front.

Utility Room - Space for white goods with worktop over, large coat and shoe cupboard and an additional cupboard housing the utility meters and ethical consumer unit. External door to side, tiled floor.

Lounge - Oak effect flooring, window to front, spotlights.

Open plan kitchen dining living area - A superb space providing a modern range of wall and base units, complementary timber worktops composite sink drainer mixer tap, integral Bosch appliances to include single oven, microwave oven, dishwasher. Hotpoint electric hob with extractor over. Space for fridge freezer, two windows to rear, spotlights, tiled flooring. Open plan into dining and living area with a continuation of the tiled floor, window to rear and bifolding doors opening onto the patio.

First Floor Landing - Oak effect flooring, window to front, loft access, doors to bedroom and bathroom.

Bedroom One - Oak effect flooring, window to front, door to en suite. Generous built in storage cupboard.

En suite - Walk in shower enclosure with rain forest effect shower over and hand held shower, wc, hand wash basin set in a vanity unit. Tiled flooring and

walls, wall mounted mirror with inset lighting, window to side, spotlights, extractor.

Bedroom Two - Oak effect flooring, window to front.

Bedroom Three - Oak effect flooring, window to rear with countryside views.

Bedroom Four - Oak effect flooring, window to rear with countryside views.

Family Bathroom - Freestanding contemporary bathtub with central tabs, hand wash basin set in a vanity unit, wc, tiled flooring and walls, frosted window to rear, extractor and spotlights.

Outisde

Rear Garden - Pattern concrete patio adjacent house, artificial grass, slate chip seating area, enclosed with fencing, gate to front.

Front - Pattern concrete drive with space for three cars leading to the single garage and property entrance vestibule, small lawn to one side, hedge to front.

Garage - With electric up and over door, power and lighting.

Additional Information

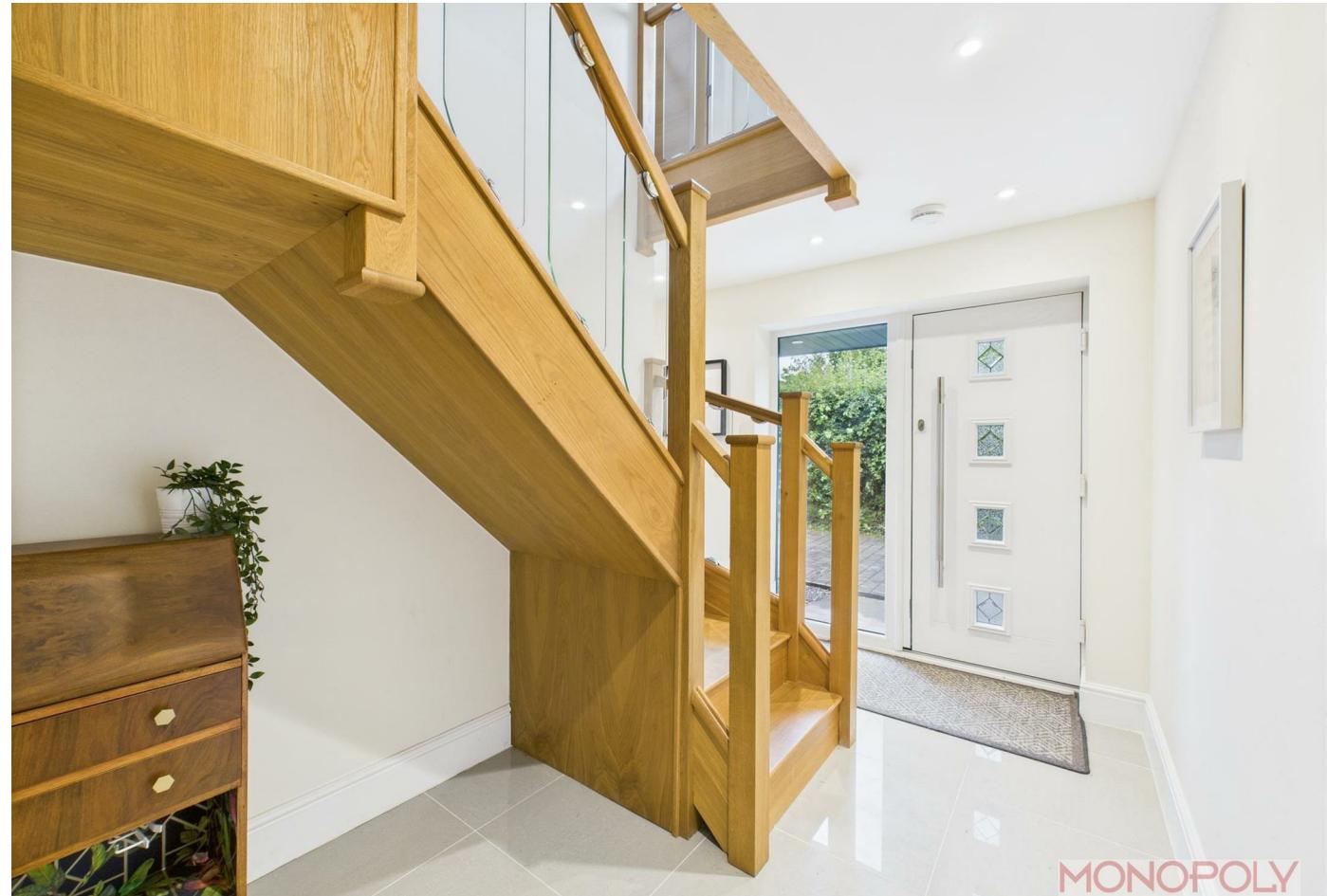
6 years old, built in 2019

Epc rating - A

Air source underfloor electric heating to both floors.

Solar panels





Upvc double glazing

Oak internal doors

IMPORTANT INFORMATION

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

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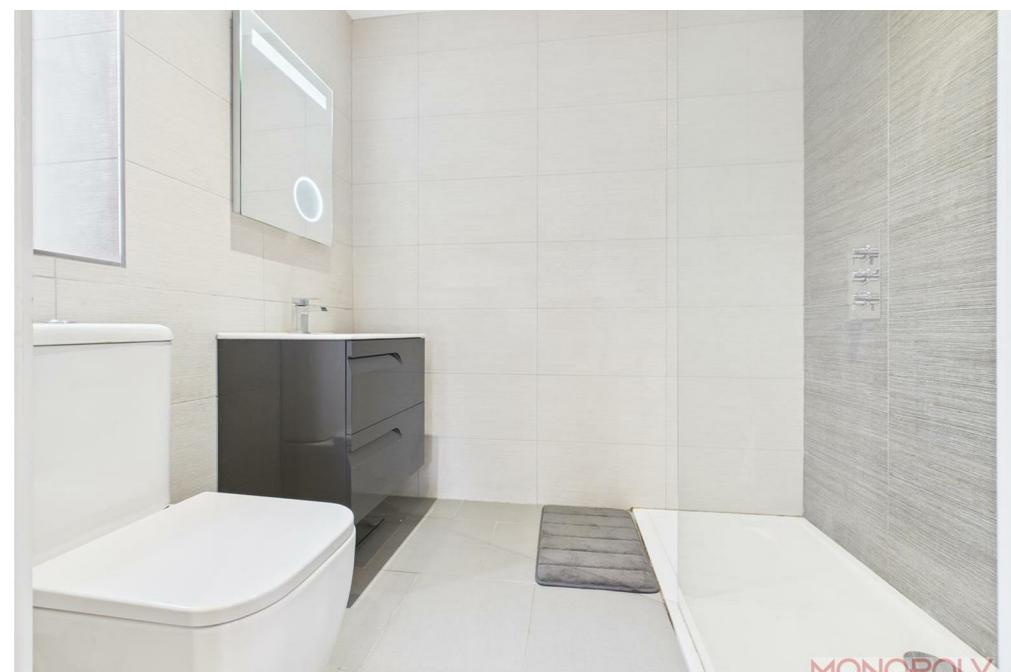
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

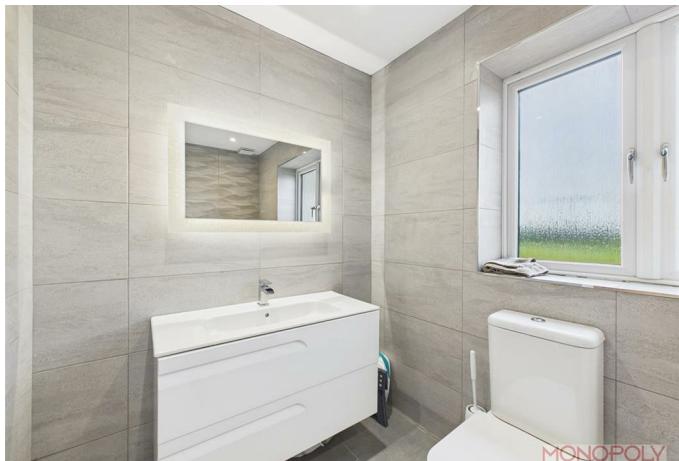
Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage







MONOPOLY



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Approximate total area⁽¹⁾

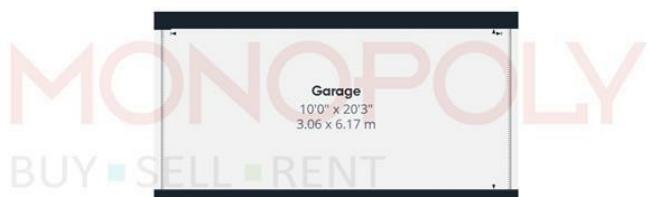
1535 ft²

142.6 m²

Reduced headroom

7 ft²

0.6 m²



(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs	(92 plus) A	94	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive	2002/91/EC		
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Provision
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			
EU Directive	2002/91/EC		
England & Wales			



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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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