



## Afoneitha Road

Penycae, Wrexham, LL14 2PF

£399,995



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## Entrance Porch

6'4" x 5'10" (1.92 x 1.78)

There are two main access points into the home via the kitchen or uPVC double glazed door with side panels leading into the entrance porch. Carpet flooring. Ceiling light point. Two uPVC double glazed frosted windows to either side. Telephone point. Panelled radiator. Exposed brick walls and wooden panel ceiling. Door leading into:

## Lounge

13'5" x 16'9" widening to 21'2" (4.08 x 5.10 widening to 6.44)

A light and airy space with two uPVC double glazed windows to the side and rear elevation. Sliding uPVC doors leading onto rear patio area. Carpet flooring. Gas fire with marble hearth and back with decorated stone surround. Television point. Two panelled radiators. Ceiling light point. Single glazed french doors leading into:

## Open Plan Kitchen/Dining Area

20'6" x 14'6" x 18'8" (6.24 x 4.41 x 5.69)

Newly fitted kitchen, housing a range of modern gloss wall, drawer and base units with granite work surface over. Stainless steel sink unit and drainer with mixer tap over. Space for various appliances including range cooker with extractor hood over and free standing fridge freezer. Tiled flooring throughout. Inset LED spotlighting. Television point. Space for dining table and other furniture. Panelled radiator. UPVC double glazed window to the side elevation. UPVC double glazed door to the side. UPVC sliding doors leading onto patio area. Door leads off to the inner hall.

## Inner Hall

Doors off to all four double bedrooms, family bathroom and utility. Two access points for the loft. Two ceiling light points. Gloss tiled flooring. Panel radiator. Airing cupboard housing shelving and hot water tank.

## Utility

7'11" x 6'7" (2.42 x 2.01)

Housing a range of wall and base units with work surface over. Stainless steel sink unit and drainer. Wall mounted boiler. Void and plumbing for washing machine and dishwasher. Tiled flooring. Ceiling light point. Electrical box. Panel radiator. UPVC double glazed door leading onto patio area.

## Bedroom One

17'1" x 11'9" (5.21 x 3.57)

UPVC double glazed window to the front elevation and uPVC double glazed sliding door onto a decked area. Two fitted wardrobes with hanging rail and shelving. Carpet flooring. Ceiling light point. Television and telephone point. Panel radiator. Door leading into:

## En-Suite Shower

3'2" x 11'10" (0.97 x 3.60)

Three piece suite comprising porcelain low level WC, wash hand basin and separate walk in mains shower cubicle. Tiled flooring and walls. Extractor. Fitted vanity unit. Ceiling light point. Panel radiator.

## Bedroom Two

11'5" x 9'5" (3.48 x 2.88)

UPVC double glazed window to the front elevation. Carpet flooring. Panel radiator. Ceiling light point. Television point. Fitted wardrobes with wooden sliding doors, shelves and rail.

## Bedroom Three

10'11" x 11'3" (3.33 x 3.42)

UPVC double glazed window to the front elevation. Carpet flooring. Panel radiator. Ceiling light point. Television point. Fitted wardrobes with privacy curtain, shelves and rail.

## Bedroom Four

11'1" x 9'5" (3.37 x 2.87)

UPVC double glazed window to the front elevation. Carpet flooring. Panel radiator. Ceiling light point. Television and telephone point.

## Family Bathroom

9'5" x 5'5" (2.88 x 1.66)

Four piece suite comprising porcelain low level WC, traditional style wash hand basin, corner wooden panel bath with seat and separate walk in shower cubicle with mains shower. Fully tiled walls and floor. Panel radiator. Extractor. Ceiling light point. UPVC frosted window to the side elevation.

## Outside

The property is approached via a sweeping driveway leading onto a spacious block paved driveway with space for numerous vehicles leading to:

## Double Garage

Detached double garage with two up and over doors, power sockets, four strip lights, shelving and sink with tap.

## To the Front

To the front elevation you will find a lawned garden area with hedging to the boundary. Slate chipping with shrubberies to the borders. Turning point.

## To the Side

Sweeping driveway leading to the side of the property which is the

main access point. Block pave driveway runs along the side to the detached garage. Further land belonging to this property, rises up the bank to the right hand side which currently consists of wild shrubberies.

### To the Rear

The rear garden area offers a versatile space mainly comprising of a lawn garden area with various plumb trees. To the far end of the garden is a wooded area with the potential to be turned into further lawn or entertainment area. There is a block paved patio area with wooden pergola and an additional decked area from the main bedroom. The rear garden offers sunshine throughout the day, is not overlooked and offers an excellent degree of privacy. The whole plot surrounding the property is 0.6 of an acre.

### Additional Information

Council tax band is F which is £2515.24 per annum. The property is freehold. Total plot 0.66 acre.

### Viewings

Viewing Arrangements - Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Offers

To Make An Offer - TO MAKE AN OFFER - MAKE AN APPOINTMENT

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Mortgages

Mortgage Advice - Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### Loans

Loans - YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Services

Services - The agents have not tested the appliances listed in the particulars.

### Disclaimer

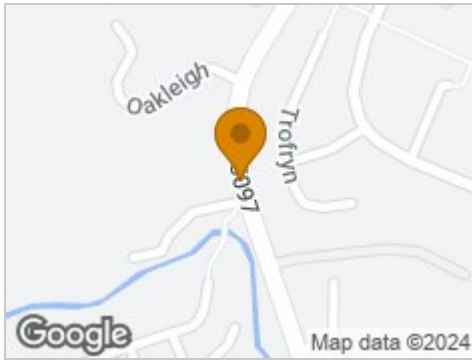
Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for there working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

### Hours of Business

Hours Of Business - Monday - Friday 9.15am - 5.30pm  
Saturday 9.15am - 4.00pm



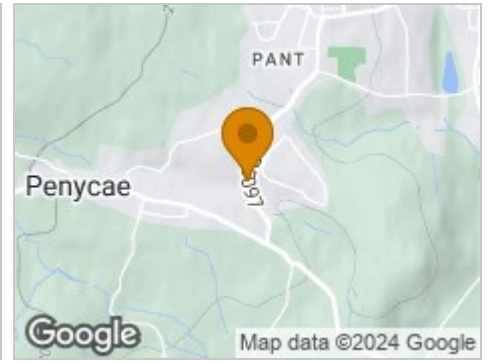
## Road Map



## Hybrid Map



## Terrain Map



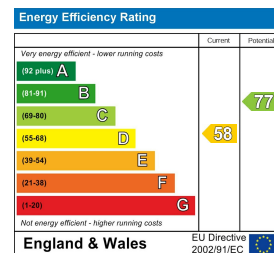
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.