



4 Hawthorn View

Pen-Y-Cae, Wrexham, LL14 2PQ

Offers Over £175,000



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Entrance Hallway

The front entrance features a Upvc double glazed door, panel radiator, tiled flooring.

Kitchen

8'5" x 7'6" (2.57m x 2.29m)

The kitchen features a variety of sleek cream high gloss wall, drawer, and base units, providing ample storage space. The work surface complements the units perfectly, creating a cohesive and modern look. The inset composite sink unit is equipped with a mixer tap above, there is a built-in 4 ring gas hob and oven, accompanied by an angled glass extractor fan, ensuring efficient ventilation while cooking. The kitchen also offers designated space for a fridge/freezer, as well as a void and plumbing for a dishwasher, making it a practical and functional space. tiled splash backs, panelled radiator, while the tiled flooring is not only durable but also easy to maintain. The spot lighting illuminates the kitchen, creating a bright and inviting atmosphere. UPVC double glazed window to the front allows natural light to flood the space, enhancing the overall ambiance of the kitchen.

Downstairs WC

3'2" x 4'11" (0.99m x 1.5m)

The vanity wash hand basin is equipped with a water flow mixer tap, while the low level WC and panel radiator provide additional convenience. The tiled flooring adds a touch of elegance, and the Upvc double glazed frosted window to the front elevation ensures privacy.

Lounge

14'9" x 14'6" (4.52m x 4.44m)

This room is both spacious and well-lit, featuring Upvc double glazed patio doors that lead to the rear garden. ceiling light, two double-panel radiators, electrical sockets, and a television aerial. The flooring is laminate, and there is also a storage cupboard under the stairs with shelving and plumbing for a washing machine.

Stairs to First Floor

carpeted flooring

Landing Area

The flooring is laminated, with doors leading to the Bedrooms and Bathroom. There is also access to the loft.

Bedroom One

10'11" x 8'9" (3.35m x 2.69m)

The front-facing Upvc double glazed window provides natural light, complemented by laminate flooring and a panel radiator. A walk-in wardrobe offers generous hanging and shelving space, while a wall-mounted combination boiler ensures efficient heating. Another Upvc double glazed window is also situated at the front of the room.

Bedroom Two

8'9" x 8'0" (2.67m x 2.44m)

The rear elevation features a double glazed window made of Upvc, providing insulation. The room also includes a panel radiator and laminate flooring for added comfort. Additionally, there is a sliding door that can be used to create an extra room if needed.

Bedroom Three

8'9" x 8'0" (2.67m x 2.44m)

The rear elevation features a double glazed UPVC window, along with a panel radiator and laminate flooring.

Bathroom

7'10" x 4'8" (2.41m x 1.43m)

This white suite consists of a panel bath with a shower above, a wash hand basin with taps, and a low level WC. The flooring is tiled and the walls are partially tiled. Additionally, there is a chrome heated towel radiator.

Outside

The property features a well-maintained front garden with a pathway leading to the entrance. Additionally, there is a spacious driveway that provides ample off-road parking for multiple vehicles, along with a detached garage that has an up-and-over door. The rear garden is private and enclosed by fencing, offering a pleasant decked seating area. There is also a gateway on the side of the property.

Tel: 01978 353000

Garage

The Garage features an Up and Over door, electric supply, alarm, insulated roof, and fully plastered walls. It is conveniently located opposite the property, with access provided through the neighbour's drive to the garden gate and across the land to the front driveway and garage.

Additional Information

Council Tax Band: C Annual Price:£1,548

We have been Informed by the current owners that the boiler was replaced In September 2023 which has a 5 year warranty.

Viewings

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.

Mortgages

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Offers

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Loans

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

Services

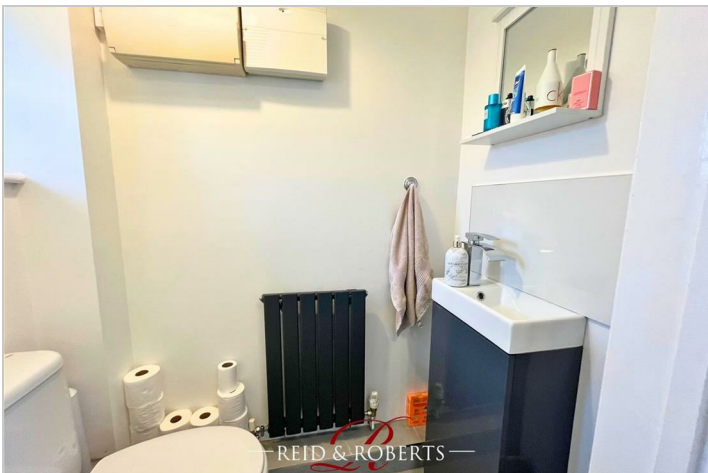
Services - The agents have not tested the appliances listed in the particulars.

Disclaimer

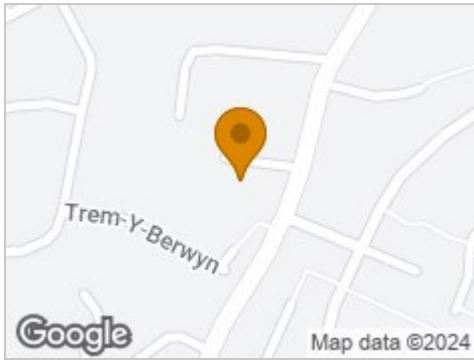
Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for there working order. 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



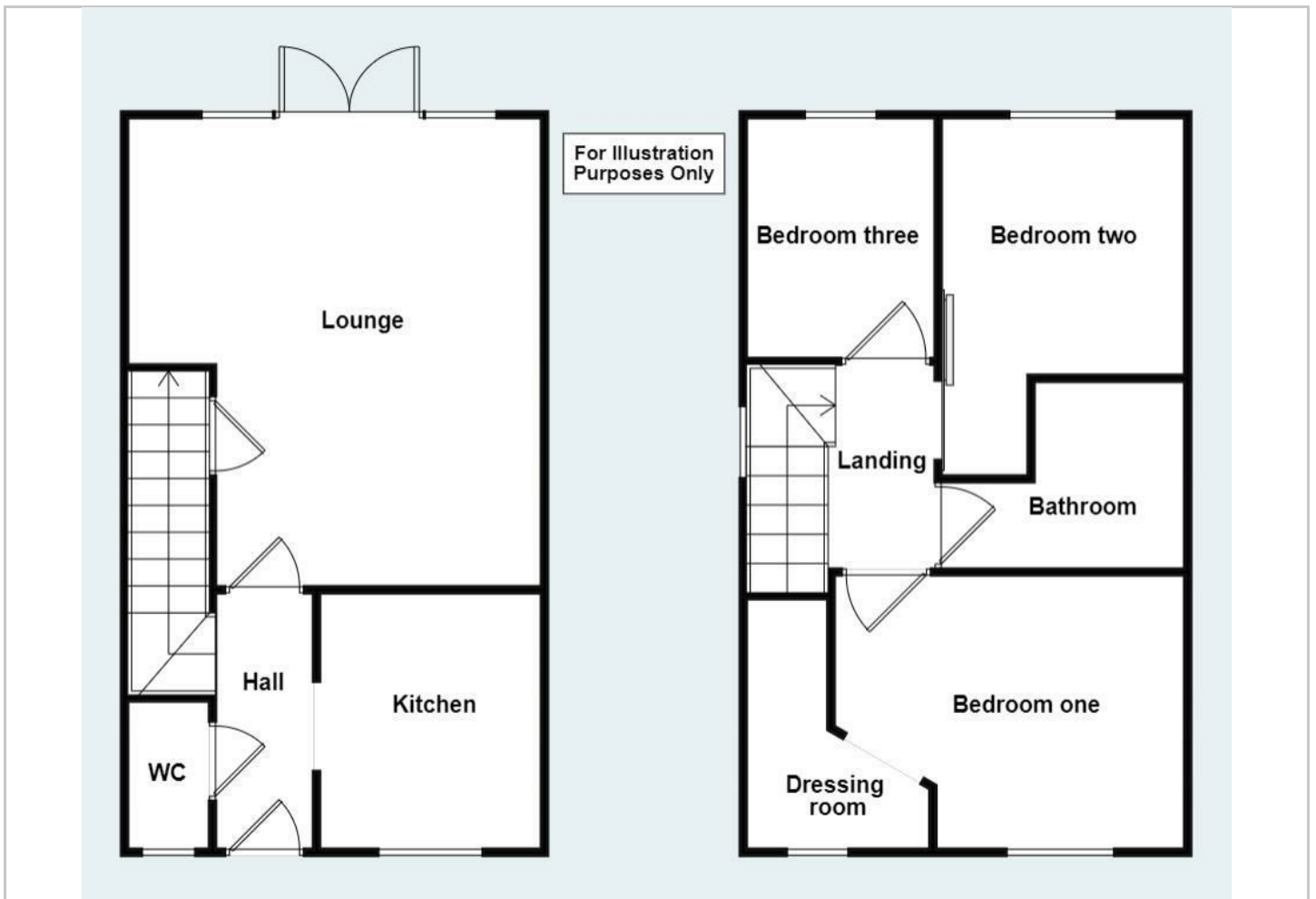
Hybrid Map



Terrain Map



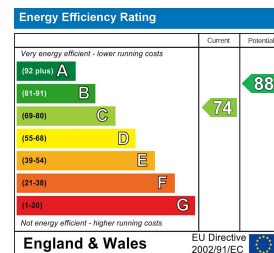
Floor Plan



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.