



4a Chapel Street

Pen-Y-Cae, Wrexham, LL14 2RF

£285,000



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Entrance Hall

Stepping inside, the Entrance Hallway sets the tone with its wood-effect laminate flooring, ceiling light point, and carpeted staircase rising to the first-floor accommodation. Natural light filters in through a UPVC wooden effect double-glazed window to the front elevation, and doors lead into both the Lounge and Dining Room.

Lounge

11'7" x 13'0" (3.551 x 3.982)

The Lounge is a warm and welcoming space, ideal for relaxing or entertaining. A bay-fronted UPVC wooden effect double-glazed window allows an abundance of natural light to flood the room, complementing the soft carpeted flooring. The focal point of the room is the charming multifuel fireplace, set on a slate hearth, offering both a traditional touch and a cosy atmosphere during the colder months. Additional features include a double panelled radiator, telephone and television points, and a central ceiling light point, combining comfort and practicality in equal measure.

Dining Room

8'10" x 10'5" (2.713 x 3.184)

Adjacent to the Lounge is the Dining Room, ideal for family meals or entertaining. This room features wood-effect laminate flooring, a wooden double-glazed window to the front elevation, and a double panelled radiator, creating a light-filled and comfortable setting.

Study

5'11" x 6'7" (1.811 x 2.016)

A separate Study provides an excellent home office space, with a side-facing UPVC wooden effect double-glazed window, wood-effect laminate flooring, telephone point, and a double panelled radiator, perfect for remote working or study.

Downstairs W.C

2'9" x 5'4" (0.848 x 1.643)

The Downstairs W.C. is fitted with a low flush WC, hand wash basin with splashback tiling, and a frosted UPVC wooden effect double-glazed window to the side elevation. Finished with wood-effect laminate flooring and a ceiling light point, this space adds convenience to the ground floor layout.

Utility

5'5" x 8'2" (1.664 x 2.491)

A Utility Room is accessed via a wooden door with frosted glazing, and offers a stainless steel sink with splashback tiling, space and plumbing for both a washing machine and tumble dryer, wood-effect laminate flooring, and a UPVC wooden effect double-glazed window to the rear elevation. Doors lead to the Kitchen, Downstairs WC, and side elevation for easy access.

Kitchen

8'5" x 11'0" (2.584 x 3.376)

The heart of the home lies in the Kitchen, which is fitted with a range of sleek white wall and base units topped with complementary wood-effect work surfaces. The space includes a built-in Indesit oven, four-ring electric hob with extractor fan above, one-and-a-half stainless steel sink with mixer tap, and designated space for both a dishwasher and freestanding fridge/freezer. A UPVC wooden effect double-glazed window to the rear elevation allows in plenty of natural light, while wood-effect laminate flooring and splashback tiling complete the look.

Open Snug

8'9" x 15'10" (2.689 x 4.849)

Flowing effortlessly from the kitchen is the Open Snug Area – a wonderful extension of the living space with windows to the side and rear, French doors opening onto the garden, and a feature Velux window adding to the room's brightness and appeal. With wood-effect laminate flooring and a double panelled radiator, this space is perfect for relaxing, reading, or enjoying family time.

Landing

To the first floor, the Landing provides access to all bedrooms and the loft via drop-down stairs. Fitted with carpeted flooring, ceiling light point, and a double panelled radiator, it leads to four generously proportioned bedrooms and a well-appointed family bathroom.

Main Bedroom

13'1" x 11'9" (4.005 x 3.60)

The Main Bedroom is a spacious retreat with carpeted

flooring, double panelled radiator, and a large UPVC wooden effect double-glazed window to the front elevation. This room also includes telephone and television points and benefits from a private En-Suite Shower Room.

En-Suite

5'11" x 4'9" (1.814 x 1.469)

En-Suite Shower Room, which is fully tiled and fitted with a walk-in shower cubicle, hand wash basin with traditional hot and cold taps, low flush WC, recessed spotlights, and a frosted UPVC wooden effect double-glazed window to the side.

Second Bedroom

13'11" x 11'5" (4.256 x 3.505)

The Second Bedroom, another large double room, features carpeted flooring, a double panelled radiator, a UPVC wooden effect double-glazed window to the front elevation, and a television aerial point.

Third Bedroom

7'10" x 9'1" (2.398 x 2.790)

The Third Bedroom offers a well-sized space with rear-facing UPVC wooden effect double-glazed window, carpeted flooring, ceiling light point, and a double panelled radiator.

Fourth Bedroom

9'6" x 8'7" (2.914 x 2.628)

The Fourth Bedroom enjoys dual-aspect UPVC wooden effect double-glazed windows to the rear elevation, allowing for a bright and airy space. Finished with carpeted flooring, a

telephone point, and a double panelled radiator, it would make an excellent nursery or additional study.

Bathroom

5'9" x 7'11" (1.756 x 2.437)

The Family Bathroom is fully tiled and thoughtfully equipped with a corner shower cubicle with mains-powered shower, a panelled bath with mixer tap, low flush WC, and hand basin with mixer tap. Additional features include recessed spotlights, extractor fan, ceramic tiled flooring, and a frosted UPVC wooden effect double-glazed window to the rear.

Outside

Externally, the rear garden is enclosed by fencing, offering a private and safe outdoor area perfect for families or entertaining. The garden provides space for outdoor seating and children's play, with potential for further landscaping or development if desired.



Road Map



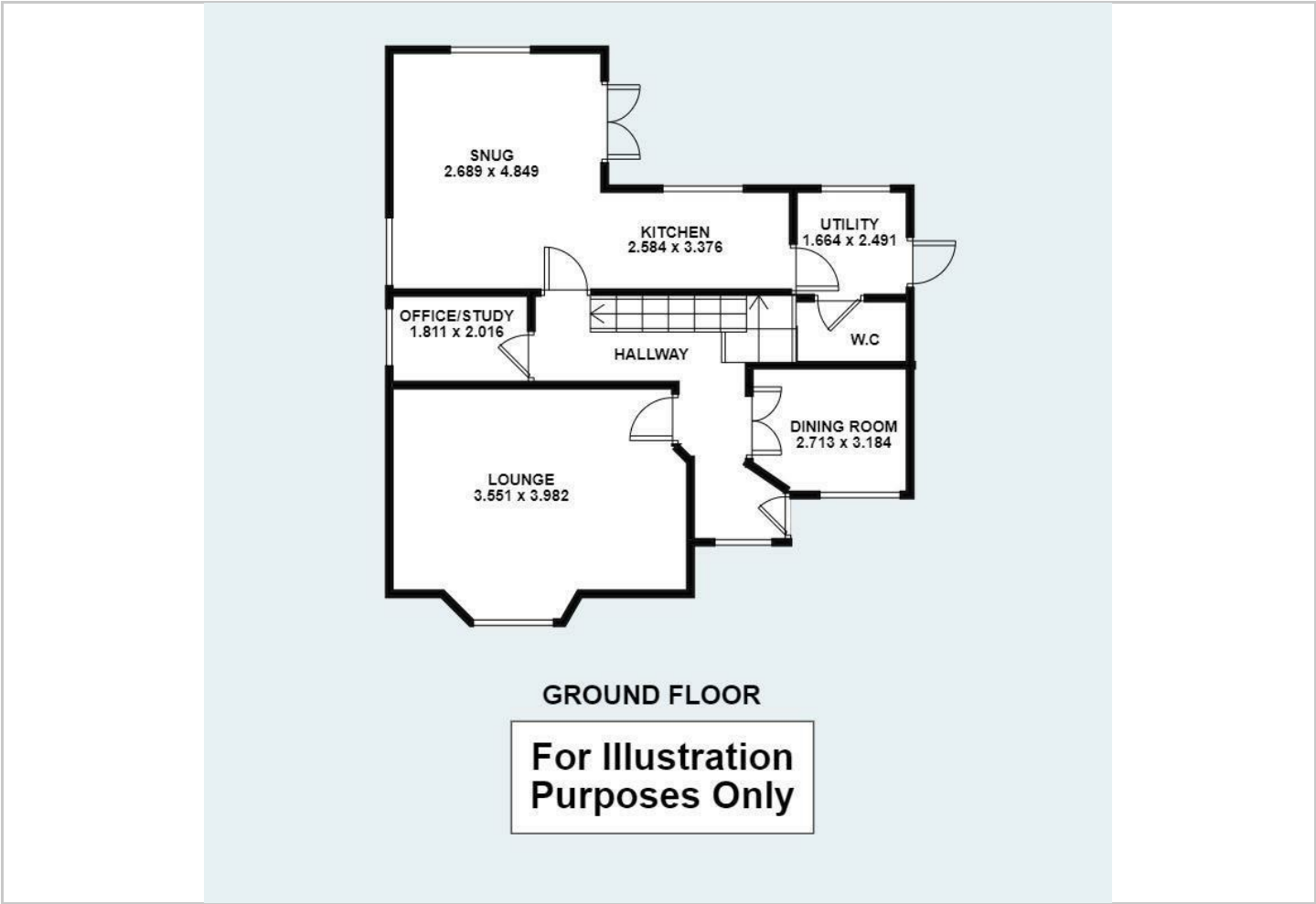
Hybrid Map



Terrain Map



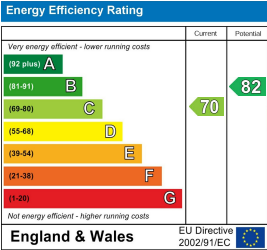
Floor Plan



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



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