



11 Copperas Hill

Pen-Y-Cae, LL14 2SA

£225,000



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Entrance Porch

The property is accessed via a upvc door into the porch. Panelled window to the front elevation. Ceiling light. A wooden door with decorative glass panels then leads into the hallway.

Hallway

Stairs leading to the first floor accommodation with under stairs storage. Panelled radiator, ceiling light point, built in storage housing electric meter. A feature of this property are the attractive wooden doors that can be found throughout.

Lounge

A light and airy room with two upvc double glazed windows to the front and rear elevation. Set on slate hearth is a Multi-fuel burning stove with exposed brick surround and solid timber beam mantle, built-in wooden storage units with shelving. Telephone and television aerial point, panel radiator. Ceiling light point.

Kitchen

Housing a range of wall, base and drawer units with complementary worktop surfaces over. The heart of the kitchen is the 'Range Master' cooker set within brick built surround featuring a solid timber beam. 1 1/2 stainless steel sink and drainer unit with mixer tap over. Integrated fridge/ freezer. Part tiled walls and vinyl flooring. Panelled radiator. Opening to sun room and door off to utility area. Upvc double glazed window to the rear elevation.

Utility Room

Upvc double glazed window to the rear elevation. Plumbing for washing machine, double panelled radiator and wall mounted 'Worcester' combination boiler.

Sun Room

A light and airy room with a double glazed window overlooking the rear gardens, skylight and double panelled radiator. Doors off to rear porch.

To The First Floor

Upvc double glazed window to the side elevation, ceiling light point and carpeted flooring. Doors off to bedrooms and family bathroom.

Family Bathroom

Four piece suite comprising low level W.C, separate walk-in shower cubicle with mains shower attachment, freestanding cast iron bath, wash hand basin with vanity unit above. Double panelled radiator, chrome heated towel rail. Built in storage cupboard with shelving. Upvc double glazed frosted window to the rear elevation.

Bedroom One

Upvc double glazed window to the front with views of the surrounding countryside, and Upvc double glazed window over looking the rear gardens, Two panelled radiators, ceiling light point and carpeted flooring. Access to the loft.

Bedroom Two

Upvc double glazed window over looking the rear gardens, panelled radiator, ceiling light point and carpeted flooring.

Bedroom Three

Upvc double glazed window to the front elevation overlooking countryside views, panel radiator, ceiling light point and carpeted flooring.

Outside

Tel: 01978 353000

To The Front

To the front of the property there is a driveway which offers off road parking for two vehicles, outside tap and entrance to porch.

To The Rear

The rear garden is mainly laid to lawn and surrounded by mature trees, shrubs, and fencing. There are paved patio areas ideal for outdoor seating and relaxing. The garden also benefits from four outbuildings, providing plenty of useful storage space.

Viewing Arrangements

To Make An Offer

Mortgage Advice

Misrepresentation Act

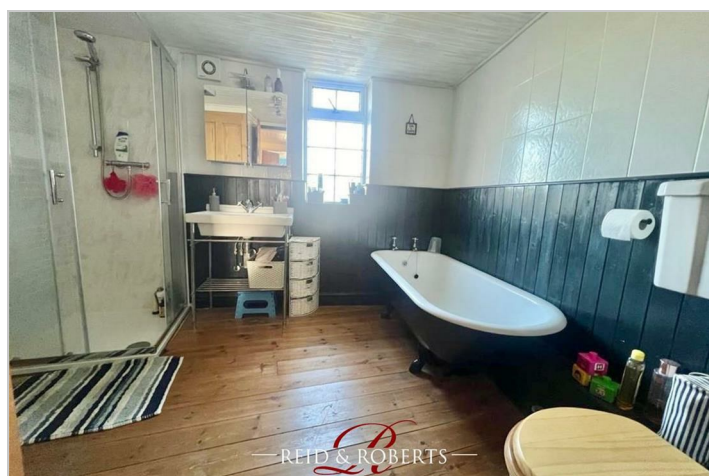
Money Laundering Regulations

Services

Loans

Hours Of Business

Floor Plan



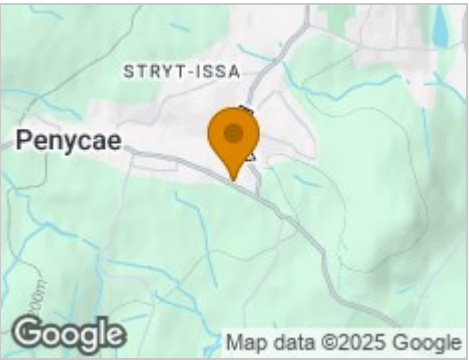
Road Map



Hybrid Map



Terrain Map



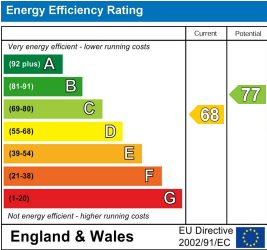
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.