



## 2 Lane End

Penley, Wrexham, LL13 0LN

Offers In The Region Of £269,950



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## Open Plan Kitchen/Living/ Dining Room

18'3" x 17'4" (5.577m x 5.287m )

This beautifully presented, recently fitted kitchen is a true standout feature of the home. It boasts a stylish and functional design with a comprehensive range of wall and base units, complemented by elegant quartz-style worktops. The kitchen includes a one-and-a-half bowl sink unit with an instant boiling water tap, a built-in four-ring gas hob, electric oven/grill, and a sleek induction extractor hood.

Additional features include integrated dishwasher, space for a fridge/freezer, and modern vertical radiator, all set against Woodpecker oak flooring that runs seamlessly through the space. Smart light switches add a contemporary touch.

Natural light floods the area through a UPVC double glazed window to the front, and French-style double doors open to the side, enhancing the connection between indoor and outdoor living.

The living room area features a low partition wall topped with a quartz surface, providing subtle division while maintaining the open-plan feel. A UPVC double glazed window to the rear completes the space, ensuring light and warmth throughout the day.

## Utility Room

Featuring quartz worktop surfaces, plumbing for a washing machine, and a wall-mounted LPG central heating boiler for added convenience and efficiency.

## Inner Hallway

Boasting Woodpecker oak flooring, vaulted ceiling with a double-glazed Velux window, spotlights to the ceiling, and a sleek modern vertical radiator.

## Bedroom One

3.668m x 3.409m

Featuring UPVC double-glazed French-style doors to the rear, Woodpecker oak flooring, and wooden panelling in the master bedroom. The room also includes a sleek modern vertical radiator and UPVC double-glazed frosted windows to the side, ensuring both privacy and natural light.

## Bedroom Two

3.644m x 2.070m

UPVC double-glazed window to the front, with a modern radiator beneath and beautiful Woodpecker oak flooring throughout.

## Bedroom Three

3.351m x 2.148m

UPVC double-glazed window to the front, complemented by a modern radiator, elegant Woodpecker oak flooring, built-in wardrobes for ample storage, and smart light switches for added convenience.

## Family Bathroom

This beautifully presented bathroom features a panel-enclosed bath with an overhead shower, and the ceiling is equipped with built-in Bluetooth speakers for added luxury. The room is enhanced with brick-style part-tiled walls, a wash hand basin, and a low-level WC. UPVC double-glazed frosted windows to the rear provide natural light, while the extractor fan and spotlights to the ceiling ensure a well-ventilated and bright space. The room also includes smart light switches for modern convenience.

## Outside

Gated access at the front opens to a spacious block-paved driveway, providing off-road parking for several vehicles. The front garden is neatly laid to lawn, with

Tel: 01978 353000



decorative pebbled borders, adding to the curb appeal. To the side, you'll find a detached garage with an up-and-over door, along with a brick-built outhouse/shed for additional storage. To the rear, the property boasts beautiful rural views overlooking the tranquil surrounding countryside.

### 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.

### To Make An Offer.

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.

### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves

by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering Regulations.

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.

### Services.

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

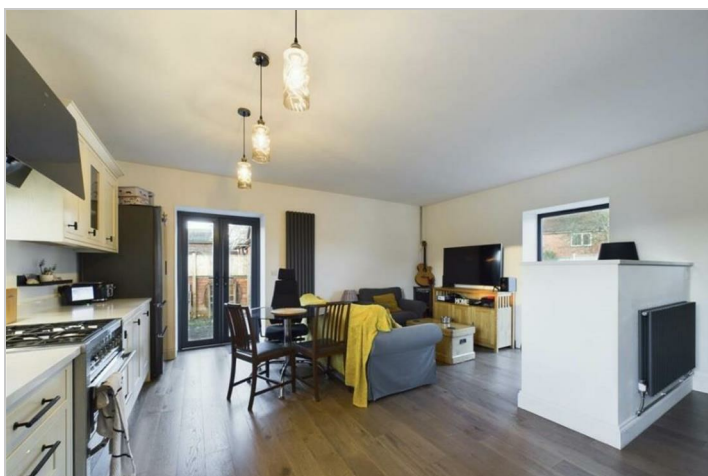
### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

### Loans.

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



## A map snippet from Google Maps showing the location of Penryn in Cornwall, UK. An orange location pin is placed on the town of Penryn. The map shows the town's proximity to the border with Wales, with 'WALES' and 'ENGLAND' labeled. A road labeled 'Park Lane' is visible. The Google logo and 'Map data ©2025 Google' are at the bottom.

**Ground Floor Building 1**

Utility Room  
5'3" x 3'4"  
1.92 x 1.03 m

Bathroom  
5'11" x 8'6"  
1.82 x 2.60 m

Bedroom  
11'2" x 11'11"  
3.43 x 3.65 m

Hallway  
3'2" x 15'2"  
0.97 x 4.64 m

Bedroom  
6'9" x 11'10"  
2.06 x 3.62 m

Bedroom  
6'11" x 11'0"  
2.12 x 3.36 m

Kitchen / Living Area  
17'2" x 16'11"  
5.26 x 5.16 m

Garage  
9'0" x 15'1"  
2.75 x 4.53 m

Approximate total area<sup>(1)</sup>  
800.36 ft<sup>2</sup>  
73.93 m<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

While every attempt has been made to ensure the total of measurements are approximate, not precise. This floor plan is for illustrative purposes only.

© Builders of Al-Fayd on RCT P&S 30<sup>th</sup> edition.

**Ground Floor Building 2**

**DRAFT 350**

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 Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		66	82
Not energy efficient - higher running costs			

**England & Wales**

EU Directive 2002/91/EC

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