



Y Groes

Hall Street, Pen Y Cae, Wrexham, LL14 2RT

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Guide Price - £400,000

Presenting Y Groes, Pen-Y-Cae, a charming stone-built village residence boasting three bedrooms and period character. Nestled in a central village location, this property offers expansive gardens, practical outbuildings, and ample parking space.

Y Groes has undergone a meticulous renovation, blending modern comforts with its historic charm. The ground floor features a Living Room, Inner Hall, Entrance Porch, Downstairs Cloakroom, Utility Room, Storage Room, Kitchen/Breakfast Room, Study, and Lounge. Upstairs, three bedrooms await, one with a Nursery/Dressing Room, accompanied by a Family Bathroom.

Outside, the property enjoys dual accesses leading to both the front and rear parking areas. A detached garage and additional outbuildings enhance the property's functionality.

The meticulously landscaped gardens feature lush lawns, well-stocked borders, and mature shrubs, offering a tranquil retreat. A paved patio area at the front provides a delightful space for outdoor gatherings.

Situated in Pen-Y-Cae, residents benefit from local shops and amenities, with Ruabon just a mile away for further conveniences. On the commuter front, excellent transport links connect to Wrexham and Chester, while acclaimed schools are within easy reach. The area is ideal for commuting, with access to all commercial centres of the North West utilising A55 North Wales expressway extending to the M53 and M56 motorway networks.





ACCOMMODATION

Approached via the driveway and front garden which leads to the entrance door.

ENTRANCE PORCH/BOOT ROOM SPACE

Having tiled flooring and a double glazed window to the side, this area features exposed stone walls and a fitted storage unit complete with shelving.

DINING ROOM

Featuring tiled flooring and an appealing fireplace adorned with an inset multi-fuel burning stove set on a raised stone hearth, this space boasts a double glazed

window overlooking the front. Exposed stone walls and ceiling timbers add rustic charm.

HALLWAY

with stone flooring, a carpeted staircase leads to the first floor in this area. A double glazed window overlooks the rear elevation.

PORCH

With a quarry tiled floor, door to rear, fitted bench seat, single-glazed internal window.



GROUND FLOOR WC/CLOAKS

With a quarry tiled floor, vanity hand basin, low flush WC, heated tile rail/radiator, double glazed window to side.

SITTING ROOM

Boasting a charming inglenook fireplace adorned with an inset multi-fuel burning stove on a raised hearth. Enhanced by oak flooring, this room features a double glazed window to the side, alongside French doors that gracefully lead out to a patio area.

BREAKFAST KITCHEN

This space boasts a superbly fitted kitchen, featuring a Belfast style sink with a mixer tap over. Range of wall, base and drawer units. Brick recess houses with an inset range cooker, double glazed window overlooks the front elevation. Complementary tiled flooring.

OFFICE

Featuring oak flooring, this area offers a double glazed window facing the front elevation and a double glazed side entrance door. Additionally, there's an inspection hatch providing access to the roof space.

UTILITY ROOM

With tiled flooring, stainless steel sink unit, base units incorporating cupboards and space for additional white goods.

STORAGE ROOM

A useful space with, tiled flooring and shelving.



FIRST FLOOR LANDING

This area offers a double glazed window with a rear garden view. Additionally, there's a door leading to an airing cupboard, which houses the gas-fired central heating boiler shelving.

BEDROOM 1

A double glazed window overlooks the rear elevation, accompanied by a recessed fitted wardrobe. Additionally, there's an opening leading to the nursery/dressing room.

NURSERY/DRESSING ROOM

Double glazed window to front elevation.

BEDROOM 2

Featuring a vaulted ceiling and exposed floor boards, this space is illuminated by double glazed windows at both the front and rear elevations.

BEDROOM 3

Double glazed window to front elevation.

BATHROOM

A well appointed bathroom comprising, a panelled bath with a mixer tap and an electric shower overhead, a vanity hand basin, and a low flush WC. Enhanced by exposed stone walls and ceiling timbers, the room is illuminated by a double glazed window overlooking the rear elevation.





OUTSIDE

The front of the property is accessed via a gravelled driveway, offering generous parking and turning space for multiple vehicles.

Additionally, there is another access point at the rear, leading to a secondary gravelled driveway.

GARDEN

At the front of the property, a brick-paved pathway guides from the parking area. Well maintained lawned front garden plus a charming paved patio area complemented by a traditional stone wall along the side boundary.

To the rear there is a good sized lawn garden with stocked, retained borders. Further to this there is a paved patio and greenhouse and log store.

OUTBUILDINGS

This space is accessed by a timber up-and-over front entrance door. A window on the side elevation allows natural light, while power and lighting are readily available. Additionally, there is a workshop and shed.

SERVICES

Mains gas, electric, water and drainage.

COUNCIL TAX

D

EPC

D



DIRECTIONS

Sat Nav LL14 2RT

What3words ///flushed.splash.angry

APPROXIMATE DISTANCES

Manchester International Airport – 51 miles

Liverpool John Lennon Airport – 41.4 miles

Ruabon Station- 1.5 miles

Wrexham Central Station - 4.4 miles

Chirk Station - 4.6 miles

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

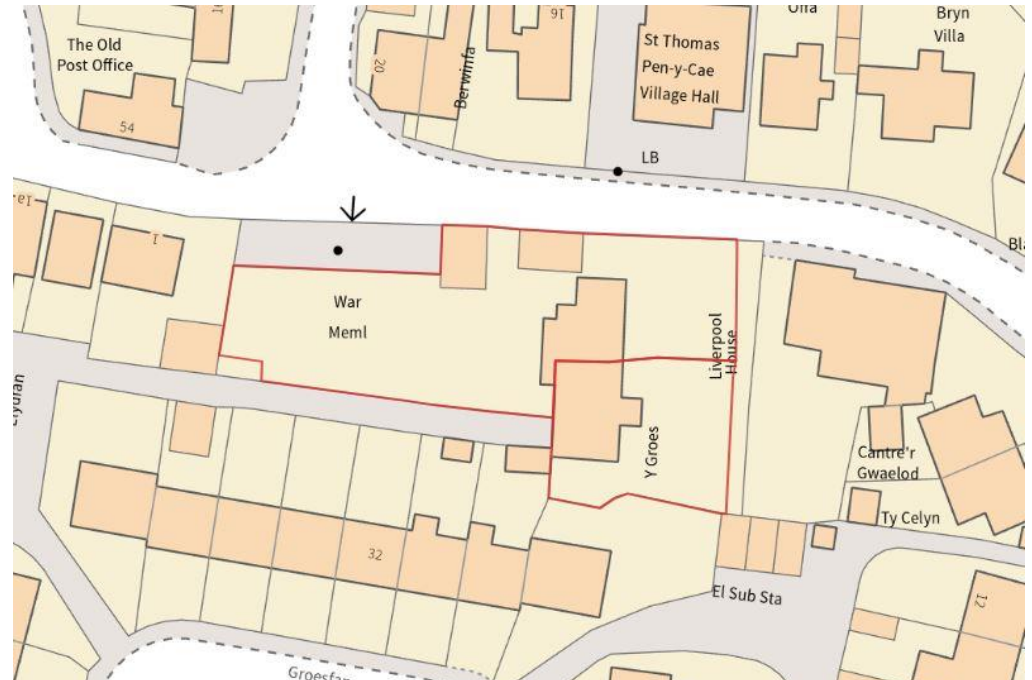
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

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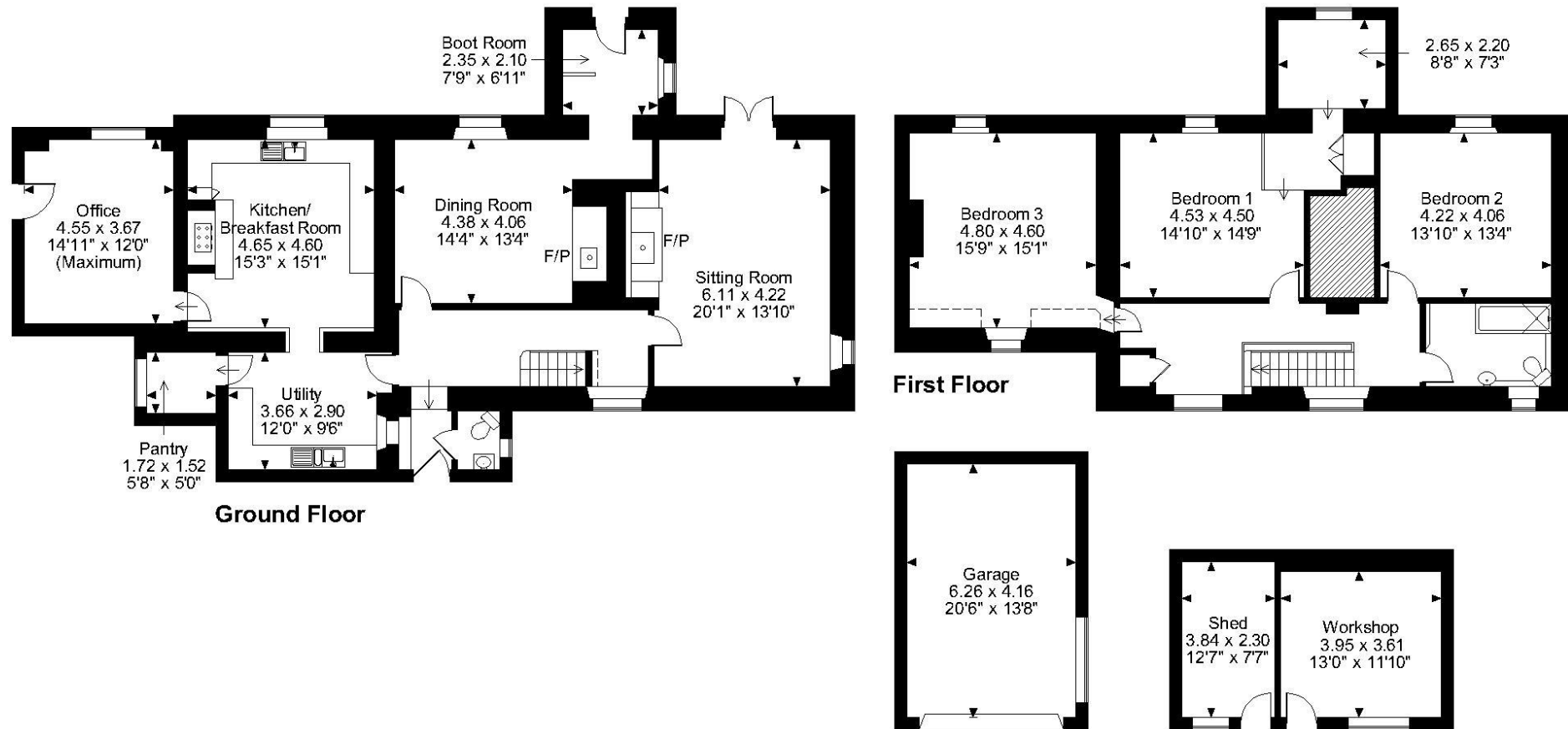
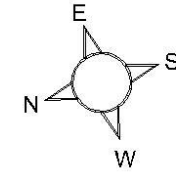
Approximate Gross Internal Area

Main House = 2518 Sq Ft/234 Sq M

Garage = 280 Sq Ft/26 Sq M

Shed & Workshop = 254 Sq Ft/24 Sq M

Total = 3052 Sq Ft/284 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



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