



Ffordd Llanerch | Pen-Y-Cae | Wrexham | LL14 2NH

Offers in the region of £135,000



ROSE RESIDENTIAL



Ffordd Llanerch | Pen-Y-Cae

Wrexham | LL14 2NH

Offers in the region of £135,000

Situated in a popular residential area, this well proportioned three bedroom mid-terrace home presents an excellent opportunity for buyers keen to personalise a property to their own taste. Although the home has been exceptionally well cared for over the years, it now offers plenty of scope for modernisation and improvement.

- Situated in a popular residential area
- Three Bedrooms
- Rear Paved garden
- Well maintained but offering scope for modernisation
- Driveway to the front

#### Hallway

A part glazed UPVC door opens into the hallway, where you'll find the staircase rising to the first floor. The hallway also features a radiator and a glazed internal door leading into the Lounge.

#### Lounge

12'4" x 19'4" (3.78m x 5.90m)

A very generously proportioned reception room, benefiting from a dual aspect with UPVC double glazed windows to both the front and rear. The room features a coal-effect gas fire with tiled surround and hearth, two radiators, and a glazed door leading through to the kitchen.

#### Kitchen

9'11" x 19'3" (3.04m x 5.87m)

The generously sized kitchen features a comprehensive range of fitted base and wall units, further enhanced by dual aspect UPVC windows and doors that flood the room with natural light from both the front and rear. While the kitchen would benefit from some modernisation, it has been very well maintained. It includes an inset one-and-a-half bowl sink with a single drainer and mixer tap, an integrated electric oven with a hob and extractor fan above, space and plumbing for a washing machine, and additional space for under-counter appliances.

#### Stairs & Landing

Stairs rise from the hallway to the first-floor landing, off which are four doors leading to the bedrooms, bathroom, and a loft hatch.







### Bedroom One

9'1" x 12'3" (2.78m x 3.75m)

A well proportioned bedroom benefiting from a front facing UPVC double glazed window and a radiator.

### Bedroom Two

15'1" x 9'11" (4.61m x 3.04m)

Another well proportioned bedroom with a rear facing UPVC double glazed window, radiator, fitted wardrobes, and a cupboard housing the Worcester combi boiler.

### Bedroom Three

7'1" x 12'0" (2.18m x 3.66m )

The smallest of the three bedrooms, yet still a generously sized single room. It benefits from a front facing UPVC double glazed window and a radiator.

### Family Bathroom

A bright and generously sized bathroom featuring a four-piece suite, comprising a corner panelled bath, separate shower enclosure with Triton electric shower, pedestal wash basin, and low level WC. The room enjoys excellent natural light from three rear facing UPVC double glazed windows with privacy glass and is completed with a radiator.

### External

To the front of the property, a gated driveway provides off road parking, complemented by an adjacent lawned area. Whist to the rear, there is a paved patio garden, enclosed by brick walls, offering a private and low-maintenance outdoor space.

### Disclaimer

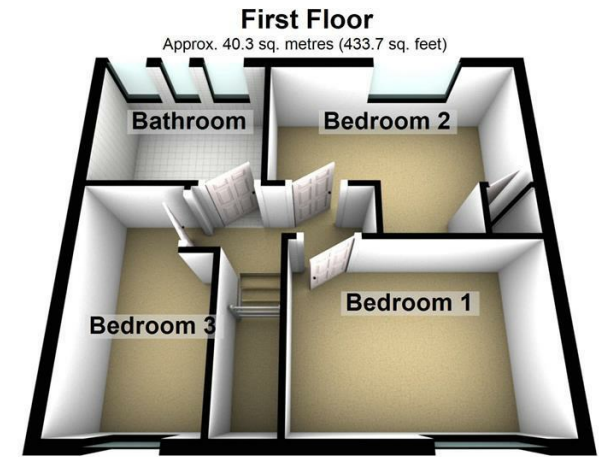
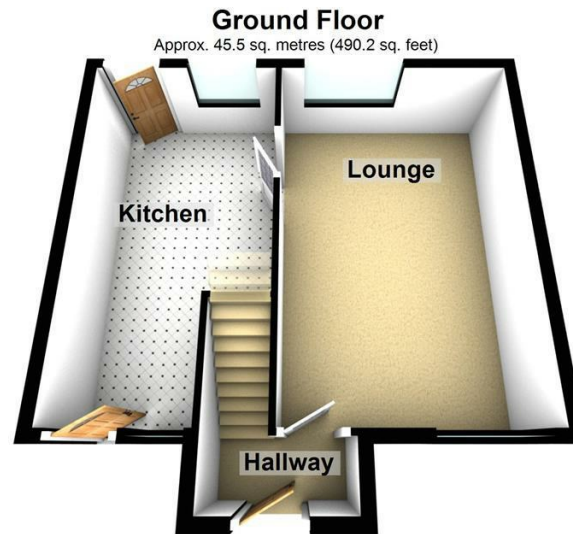
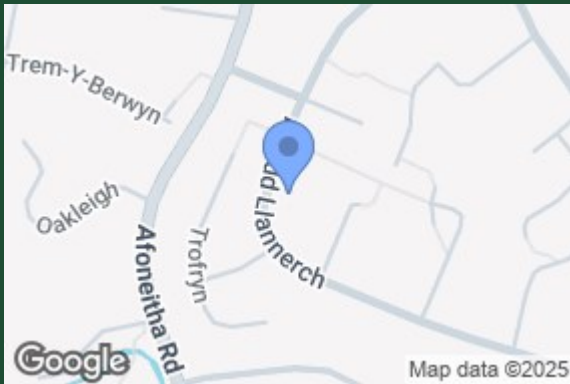
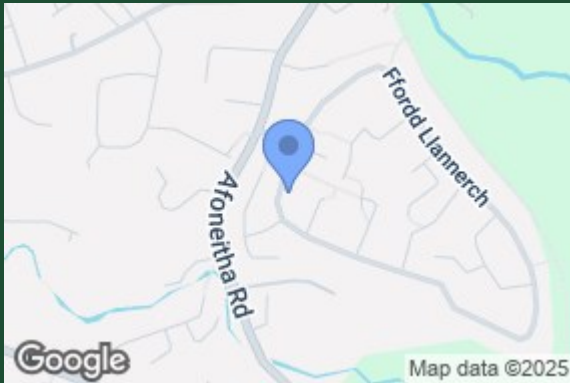
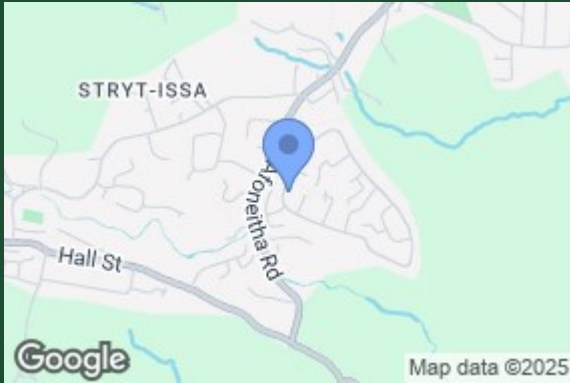
The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility for any errors or omissions, and it is subject to change without notice.

All prospective buyers or tenants are strongly advised to verify any details and conduct their own due diligence before making any decisions. The property may be subject to changes in zoning, laws, or other factors that could impact its use or value. Additionally, the property is sold or leased "as-is" and may not be in perfect condition.

By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.

### Anti Money Laundering (AML) Checks

We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.



Total area: approx. 85.8 sq. metres (924.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wrexham

01978 504001  
sales@rose-residential.co.uk